











CITY HALL, BOSTON, 1866.

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ARTHUR GILMAN, |

H. BUFFORD, LITH. BOSTON.

THE
CITY HALL,
BOSTON.

CORNER STONE LAID, MONDAY, DECEMBER 22, 1862.

DEDICATED, MONDAY, SEPTEMBER 17, 1865.



BOSTON:
PREPARED AND PRINTED
BY AUTHORITY OF THE CITY COUNCIL.
MDCCCLXVI.

ALFRED MUDGE & SON,
PRINTERS TO THE CITY,
34 School Street.

PREFACE.

THE City Hall, recently completed, is at once the most elaborate and conspicuous, as well as the most important, of the municipal structures of Boston. In its external outline and details, and in its interior arrangements, it presents a striking addition to the public edifices of the City, and one which certainly goes far to do away with the reproach implied in the remark that our people seemed to be careless or indifferent to the graces of correct and stately architectural effect. The interest with which it has been visited since its completion, by large numbers of persons, and the general commendation which it has called forth, both for its appearance and the accommodations it affords, give sufficient evidence that any such advance in architectural taste will always be appreciated at its full value in this community.

It has been the custom of former city governments, on occasion of the completion of other public buildings of note,— such as the New Jail, the Public Library, the Alms House at Deer Island and the City Hospital,— to preserve, in pamphlet or book form, a permanent record of the history and progress of the undertaking. The present publication, therefore, is but the continuation of a series, not only interesting to our own citizens, but of value as a precedent elsewhere. The buildings, described

and illustrated in this series, are, all of them, such as embody the best experience and the most careful study of their widely different requirements. They are spacious, convenient and substantial structures, entirely adapted to their respective purposes, and carefully arranged for the most thorough, as well as for the most economical, administration of the institutions for which they were respectively erected. And it is not too much to say that all of them are distinguished, in a greater or less degree, by such marked features of architectural merit, in detail, as the wants of the present time would seem to demand in the principal municipal structures of a wealthy and flourishing city.

In all these respects of adaptation, it is believed that the building, which forms the subject of the present volume, will be found to fall no whit behind its predecessors, while, as regards elegance and elaboration of style, it decidedly surpasses any former structure which the City has ever been called on to erect. That this elevation of style should have been aimed at in this case was naturally to be expected, not only from the central and conspicuous position occupied, but from the fact of its being the chief structure for all City purposes, intended for the official and business transactions of the higher branches of the City administration; and, as such, well described by Mayor LINCOLN, in his remarks on occasion of the dedication, as "the crowning glory of our municipal architecture."

The style in which this building has been erected is so great an innovation on the character of our previously existing public

structures as to have excited considerable attention, and to have called forth more or less of criticism and remark. It may be described as the Italian *Renaissance*, modified and elaborated by the taste of the French architects of the last thirty years. On examination it will be found to be a style which grows naturally out of the character and requirements of our modern structures, and which enables the architect of the present day to preserve a high degree of artistic effect in his compositions, while at the same time readily adapting itself to all the wants and uses of a practical design. It is gratifying to observe that the taste of the present day,— if by this term we may describe the generally expressed approbation of the great majority of refined and educated persons,— manifests everywhere a decided tendency toward the Renaissance, as a style capable of supplying the greatest amount of convenience attainable in our modern buildings, combined with the most appropriate elegance in their adornment. A striking proof of this tendency is to be found in the fact that besides being long naturalized in France, and being the only style in which all the great works of improvement of modern Paris are composed, it has been so recognized and studied elsewhere, that in the great English competition for the projected new Government buildings, at Whitehall, the designs to which all the highest premiums (£800 each) were awarded, by a commission consisting of the most accomplished judges in the kingdom, were without exception in this style only. It will doubtless ere long be fully recognized by sound architectural critics as the true vernacular style of our age and country.

From the dignified and classical character of its details, it is at least peculiarly fitted for a great public structure,— while from the numerous windows it admits of, it is equally manageable for the various purposes required of it internally. In short, as remarked by Mr. Fergusson,* one of the ablest as well as the most critical writers on the fine arts of our day,— it is “a style which, for want of a better name, is sometimes called the Italian, but which should be called the *common sense style*. This, never having attained the completeness which debars all further progress—as was the case in the purely Classical or in the perfected Gothic styles—not only admits of, but insists on, progress. It courts borrowing principles and forms from either. It can use either pillars or pinnacles, as may be required. It admits of towers or spires or domes. It can either indulge in plain walls or pierce them with innumerable windows. It knows no guide but common sense, it owns no master but true taste. It may hardly be possible, however, because it requires the exercise of these qualities; and more than this, it demands thought, where copying has hitherto sufficed; and it counts originality which the present system repudiates. Its greatest merit is that it admits of that progress by which alone man has hitherto accomplished anything great or good, either in Literature, in Science, or in Art.”

This volume is now presented by the Committee on Public Buildings as a final report of their doings. It also includes

* History of the Modern Styles of Architecture, p. 329.

a history of the proceedings heretofore taken, from the first commencement of the undertaking to the final completion of the building, ready for occupancy by the various departments of the City Government.

The Committee deem it only an act of simple justice — and they believe they speak the sentiments of their predecessors in so doing — to record as one of the closing acts of official duty their testimony to the zeal and fidelity with which the Architects of the building have at all times forwarded the views and wishes of the Committee, in preparing, under their advice, the almost endless details of a structure which will long remain as a noble monument of their professional skill.

DANIEL DAVIES,
L. MILES STANDISH,
GEORGE W. SPRAGUE,
NATHANIEL ADAMS,
WILLIAM W. WARREN,
CHARLES R. McLEAN,
NATHL. MCKAY,
NAHUM M. MORRISON,

Committee on Public Buildings.

CITY HALL, BOSTON.

Dec. 30, 1865.

R E P O R T
OF THE
COMMITTEE ON PUBLIC BUILDINGS.

1862.

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At the beginning of the year 1862,* the attention of the City Council was formally directed to the necessity for a new CITY HALL in the Inaugural Address from Mayor Wightman. He said :

“ In recommending the erection of a new City Hall of sufficient size to accommodate all the departments of the government, I do so from the conviction that the present year will be a favorable one for this undertaking. The City Hospital, Public Garden, South Bay, and other expensive works and improvements having been provided for, it appears eminently proper, at this time, to erect an appropriate building for a City Hall, which has been required for the public business for many years.

I have ascertained that the amount now paid for rents for the various premises occupied for city purposes,

* The record of the various proceedings of the City Government, previous to the year 1862, on the subject of a new City Hall, will be found in the Report, pp. 5-27.

exceeds the interest upon any reasonable estimate of the expense of such a building as would be worthy of our wealthy municipality. In anticipation of some action upon this subject, arrangements have been made by which temporary accommodations for the City Council, and some of the city officers, could be provided in the Old State House during the erection of the new building,—the leases of the tenants being predicated upon this contingency.

I trust, therefore, that this subject will receive the prompt attention from the City Council which its importance demands."

Soon after the organization of the new government, the Joint Standing Committee on Public Buildings was appointed, consisting of the following gentlemen:

Aldermen —

FRANCIS RICHARDS, *Chairman*,
SAMUEL R. SPINNEY,
JOSEPH F. PAUL.

Councilmen —

DANIEL DAVIES,
JOHN C. TUCKER,
JOHN W. LEIGHTON,
JOHN C. FALLON,
GEORGE W. SPRAGUE.

So much of the Mayor's address as related to the erection of a new City Hall having been referred to this Committee, they made a report in the Common Council on the 19th of June, 1862, accompanied by plans and elevations of the present structure, drawn, under the direction of the Committee, by Messrs.

Gridley J. F. Bryant and Arthur Gilman, Architects.
The report was as follows:

R E P O R T .

The addresses of the Mayor, at his first inauguration in 1861, and again on the renewal of his term of office in 1862, having alluded in the most marked manner to the strong necessity which exists for increased accommodation in the City Hall building, for nearly all the branches of the city government. The urgency of the question to which the remarks of His Honor has thus given a renewed expression, has for the past twelve years at least, forced itself with constantly increasing weight upon the consideration of each successive city government, as each in their turn have gained from experience a knowledge of the entire inadequacy of the present structure to the important purposes it is intended to serve. The subject has now, in fact, been more or less under discussion for a period of twenty-four years,—having been felt to be suspended only, and not terminated, by the alteration and repair of the present building in 1840. A history, therefore, of the various action heretofore taken on this important subject will, it is believed, enable the members of the present City Council more fully to appreciate the necessity of some speedy and decided measures for the proper accommodation of the present and the immediately prospective wants of our populous and growing city.

There appears to have been a singular and almost unbroken unanimity of feeling and conviction upon

this subject on the part of all the successive Boards of the city government since the year 1838, when the necessity of seeking more spacious and convenient quarters than those afforded in the Old State House building forced itself upon the minds of our predecessors of that day. On the 28th day of May, 1838, an order was passed empowering the then Committee on Public Buildings to report a plan for a new City Hall, the cost of which should not exceed the sum of \$ 100,000, and to submit the same for the consideration of the City Council. In compliance with these instructions, on the 11th day of June of the same year, the late respected Mayor Eliot, in behalf of the committee, submitted a plan for a new building and a report in accordance with the terms of the order, already given. This early, and in many respects most able report, concludes with the statement that the "situation for the building which has been thought, on all accounts, the most desirable, is the same, or nearly the same, as that on which the old Court House now stands in Court Square. It will however be important,— and the committee esteem it even necessary, considering the probable growth of the city and the extension of the city business within a few years,— that a little more ground should be covered than is now occupied by the Court House." And as a means toward clearing away all obstacles to the securing as much room as possible for the purposes of the city government proper, this first committee on the subject voted to "recommend the removing of the Court of Probate and the Registry of Deeds into a separate building, to be

placed on a part of the site now occupied by the building known as the Museum,"—a measure soon after happily carried into effect. And on the same 11th day of June, 1838, an order passed the Board of Aldermen "That the committee be authorized to receive proposals for the erection of a City Hall, according to the plan presented, and to contract for its erection as soon as the necessary arrangements can be made." The order was duly sent down for concurrence, but the plan submitted not receiving the approbation of the other branch in all respects, no further record of it appears at the time in this connection. On the 25th day of June, however, the committee were further instructed "to ascertain whether the land and buildings, situated in the vicinity of the old Court House, belonging to the estate of Asa Richardson, deceased, can be purchased, and if so, at what price, and also to procure and report, *as soon as may be*, additional plans, models, specifications, and estimates of cost of said proposed new City Hall." So that the delay, even at this early period of the undertaking, appears to have arisen only from a disapproval of the particular plan recommended by the Mayor and Aldermen, and not from any indifference on the part of the Common Council to the need which existed for a new and more convenient structure.

On the inauguration of the municipal government for 1839, the Mayor's Address again brought up the subject, upon which no definite conclusion had been arrived at in the previous year, in a still more urgent and forcible manner. That this was responded to at once, and in the most prompt spirit on the part of the

city government, is shown from the fact that a committee was appointed and the subject referred to them at the very next meeting, or as early as the 14th day of January. This committee appear to have gone to work in good earnest, and to have made the best use of their time in coming to an intelligent understanding of their duties, since we find them on the 1st of April next following asking authority from the city government "to make such purchases of land as may enable them to *report a suitable plan.*" With this distinct view, then, of erecting a building larger than the present City Hall, we find this committee of 1839 fully authorized by a vote of the same date as their report, to make such purchases of land as they may think necessary and proper for the purpose named in their application. And on the 4th of June following, it was "*Ordered,* that the Treasurer be, and he is hereby authorized to borrow, under the direction of the Committee on Finance, the sum of *sixty thousand dollars*, for the purpose of making payment for the estates purchased by the committee on the erection of a new City Hall, *in the vicinity of the old Court House.*" With the view of carrying out the project in the same vigorous and decided spirit which had hitherto marked the action of this committee, and of prosecuting the undertaking with that degree of earnestness in which it had been commenced, — an earnestness, it would seem, commensurate only with their conviction of its imperative necessity, — they appear to have at once proceeded to remove the building from the estates purchased as above, in order to clear the site; and, probably, also paid some compensation

to the tenants for vacating their leases, as an order of inquiry "as to the reasons of this course," was introduced, by the friends of a slower policy, on the 14th of October, and, as appears by the record, failed of adoption. But still no decided action had been reached, upon the main question of the new building, at the expiration of the municipal year of 1839.

On the 23d of September, of that year, it had been "*Ordered*, that the Joint Committee, on the erection of a new City Hall, be instructed to pay the sum of \$500 for the best plan and model for a City Hall that shall be presented to said committee, on or before the first day of December next." But the temporary measures of relief which grew out of all this effort, and with the results of which we have from that day to the present been compelled to accommodate ourselves as we best might, appear only in the entries of the following year.

On the 15th of January, 1840, it was ordered in concurrence, "That the report in relation to the alteration of the old County Court House to fit it for the purpose of a City Hall, and which was referred to the consideration of the present City Council, be taken from the files and referred to a committee to consider and report as soon as practicable." On the 18th of May following,—the Mayor and Aldermen having, on the 11th of the same month, refused to concur with the action of the Common Council to fit up the old building.—a committee of conference was appointed on the subject-matter of the difference between the two branches of the City Council, and with the best results; since on the 27th of July this committee reported three different

plans of alteration, with estimates of the expense of each, and the third plan named, having been recommended by them for adoption, was fully adopted in concurrence, at an estimated expense of \$14,475. On the 19th of October, 1840, the Joint Standing Committee on Public Buildings reported that they had made all contracts, for the alteration of the building, within the sum thus placed at their disposal, and that the same is now in rapid progress. The grounds in front, which had been purchased for an extension of building area, were ordered to be laid out and enclosed with an iron fence; and, on the 15th of March, 1841, on the report of the committee that the building would be ready for the next meeting of the Common Council, it was voted to occupy it for that purpose. On the 18th day of March, a convention of both branches was held, to dedicate the new City Hall, and an address was delivered on the occasion by the Mayor, Hon. Jonathan Chapman, being No. 9 of City Documents on file. An extract from this sensible production will show the grounds on which the speaker judged the movement to be worthy of congratulating the city authorities of that day; while, at the same time, it must lead us to the reflection that such grounds, at the present time, no longer exist, and that the growth of the city has placed us now in a similar position to that from which the Mayor of 1841 informs the city government that they were happy to have been relieved. "We have now," says this address, "rooms sufficiently spacious for every department and office of the government. What is of great importance, also, we have now for the first time all the officers of

the government under one roof; a circumstance, not only important to the despatch of business, but valuable as bringing all the officers into more frequent intercourse, and exciting feelings of entire unity and harmony amongst them." This desirable state of things, it is evident, no longer exists, as we have long since outgrown the area of accommodation which alone rendered it possible. Other considerations which follow are, however, equally applicable now as then, since we still remain, as in the words of the address, "in a central yet quiet spot, everything around," if not "within," as remarked in the concluding observations, "seeming all that a reasonable being could desire or ask" for the purpose of such a structure.

It was evident from the first, however, that the occupancy of this building was, as we have already stated, to be regarded as only a temporary measure of relief. If each department and each officer of the city government were, for the first time in our municipal history, introduced into apartments sufficiently spacious for their daily uses, there was yet nothing of that wise provision for "the probable growth of the city and for the extension of the city business within a few years," to which the previous report of Mayor Eliot had so significantly alluded. The building was indeed accommodated to all the more pressing demands of that day, but it could be made to accommodate no more. And although there is no doubt that the alterations at that time effected in it should, on the whole, be regarded as eminently judicious for that period, yet the fact cannot be overlooked that its restricted accommodations

became quite apparent within five years after its first occupation by the government. Within nine years after, these deficiencies had in fact become the subject of repeated discussion in both branches of the City Council. The increased number of offices necessarily created, together with the natural and inevitable increase of business in every already existing department, the result of demands consequent upon the growing wealth and position of the city, had reduced the building within so short a term of years to a condition of unfitness for the wants of the government, almost as great, comparatively, as had been experienced in the building which they had left on the occasion of their former removal. Each year only added to the growing weight of the inconvenience, and on the 21st of February, 1850, an order passed the Board of Aldermen "that the Mayor and Aldermen Rogers and Holbrook, with such as the Common Council may join, be a committee to inquire into the expediency of making additions to the City Hall." The order subsequently passed the Common Council in concurrence, and Messrs. Richards, Seaver, and Appleton were joined to the committee on the part of the Council.

The history of the various and repeated efforts which have been made to bring this matter to a successful issue by almost every successive city government since the first introduction of the order of 1850, would alone be sufficient to convince us that it is our imperative duty no longer to evade or postpone the responsibility of early and decided action. There is scarcely a volume of the City Records, from that day to this, in which the

partial and abortive attempts to provide the city with a suitable edifice for the decent accommodation of their municipal authorities fail to hold a large and conspicuous place. No harmonious action having resulted from the order of 1850, on the 13th day of January, 1851, it was again "*Ordered*, that Alderman Briggs, Holbrook, and Smith, with such as the Common Council may join, be a committee to consider the subject of making an addition to the City Hall, for the further accommodation of the city officers," and the Council readily concurring, joined on its part Messrs. Swallow, Richards, and Smith. On the 17th of February, this joint committee made a report upon the imperative necessity which existed for such addition, and on the 24th of the same month, they were authorized to offer a premium for the best plan that should be offered within fourteen days from the passage of the order. But still no further harmonious result appears to have been arrived at as a consequence of this action than had marked the abortive effort of the preceding year.

The year 1852 soon opened with a repetition of the same attempt at action. But by this time the project for increased accommodation in the City Hall had become entangled with another question, which seriously retarded the progress it might otherwise have been expected to have made. On the 1st day of March, an order of the Common Council, appointing Messrs. Swallow, Lincoln, Lawrence, Sprague, and Nicolson, with such as the Mayor and Aldermen may join, a committee to consider the subject of making an addition to the City Hall, for the accommodation of the city

officers, *and for the Public Library*, came up to the Board of Aldermen for concurrence, and Aldermen Ober, James, and Reed, were accordingly joined on the part of the latter board. On the 15th of April following, it was "*Ordered*, that the Joint Standing Committee who have in charge the subject of making additions to the City Hall be authorized to report any plan they may deem expedient by which accommodation for all the city officers and for the Public Library may be had in one building." But this crude and anomalous idea was happily disposed of by the good sense of the committee, who, as the easiest means of averting a result so utterly fatal to the uses or convenience of both buildings, on the 10th day of May following, reported through their chairman, Mayor Seaver, "That it is not expedient for the City Council to take any further action in the premises at the present time," and thus, for another year, the opportunity for the much desired improvement was again lost.

The year 1853 having been the period in which the great work of the present Public Library was first seriously considered, it was deemed unadvisable to bring forward the claims of any other project which would necessarily involve the city in any great expenditure. No attempt at any action in the matter of a new City Hall, was therefore made in either branch of the city government for that year. And this state of feeling probably continued throughout the greater part of the following year, during which the steps toward building the Library were actively taken. We have seen that the preceding City Councils had in each case taken up

the subject of the City Hall with considerable vigor in the first month or two of their administration, and that the decision upon it seemed to fade away before the pressure of other and more *immediate, because* only temporary, questions as they came, each, towards the end of their respective terms of service. In fact, it has generally been found that any attempt to make an appropriation of any magnitude, if not acted upon and some definite conclusion arrived at upon it before the summer recess, is rendered almost hopeless of success in the later sessions of the year. The members naturally, perhaps, prefer to leave the decision upon the expenditure to be incurred in the hands of their incoming successors, under whose more immediate direction the necessary appropriations are to be expended. But the city government of 1854 still appear to have felt it incumbent on them not to go out of office without adding something of their own to the swelling testimony on the subject of this crying necessity, which the records of the previous years had already rolled up. Accordingly, as one of their latest acts, on the 28th day of December they delivered themselves of their share of conviction in the following entry: "Whereas, the present City Hall is insufficient, inconvenient, and in many respects unsuitable for the transaction of the various and rapidly increasing public business of the City, therefore, *Resolved*, As the opinion of the City Council, that the true interest of the City requires the erection at an early day of a new and more commodious City Hall, *equal to the present and prospective wants of the City.*" And on the 30th day of December this

resolution was referred to the next City Council for their attention.

The work on the Public Library, however, still continuing through the year 1855, no action of any kind was taken in regard to the matter during that year. But on the 17th of March, 1856, it was again "*Ordered*, That the Committee on Public Buildings consider and report what repairs and additions are necessary to be made to the City Hall, with authority to procure plans and estimates;" and this act was approved by the Mayor on the 18th of the same month. The Joint Standing Committee on Public Buildings having reported to the Common Council in favor of the enlargement, on the 5th of May it was further "*Ordered*, That the whole subject of the report of the Committee on Public Buildings, respecting repairs and alterations of the City Hall, be recommitted to said committee, with authority to procure plans and estimates of said repairs and alterations, or of a new building, or of both, at their discretion." A plan having been brought forward, in consequence of this order, on the 11th of July following an order was passed in concurrence, "That the Committee on Public Buildings have further time to report on an enlargement of the old City Hall, or the erection of a new one." But no further decision appears to have been arrived at before the expiration of the year.

The city government of 1857 again took up the familiar subject. On the 6th of April it was ordered, in concurrence, "That the Committee on Public Buildings be requested to inquire and report if further

accommodation be required for the city government and officers, and if so, by what means it may be best supplied." And this order, thus referred, produced from the pen of the able and experienced chairman of that committee, — the late Mr. Alderman Bonney, — a report by far the most full, interesting, and conclusive that has ever appeared upon the subject; looking at the whole matter in all its bearings, and touching upon all its requirements in a manner which may be considered to exhaust whatever might properly be said upon the question. "The order," says this well-considered report, "contemplates two inquiries: first, whether any, and if any, what further accommodations are required, and where, and in what way, and by what means such want may best be supplied. It is not to be presumed that your committee are to construe the order strictly, and look only to wants that are imperative; for, if so, we should say at once that there is no officer who has not some place or office where he can be seen and consulted upon public business, either within or without the walls of the City Hall. But we presume that we are to inquire whether the officers of the government, and the public who have to transact business with such officers, have such accommodations as it becomes the most opulent city (relatively) now in the nineteenth century to furnish; and whether in appearance even, the City Hall is what it should be, as the representative habitation of that government, to say nothing of the inconvenience occasioned to those of us who assist in the transaction of the public business, and without compensation therefor, in having to

go into three or four buildings in as many streets, to chase up a fact or to get information that ought to be near at hand, and within the walls of the same building. We presume further, that the inquiry has reference to the extent of accommodations within the City Hall building, and what are required to be, or ought to be within such building, and how far they are now so provided.

“ We give an answer to this inquiry briefly, when we say that *ten distinct departments of the public service have their offices without the City Hall building*, and that several of them require more than one room to each department; while the balance, that are now accommodated in the City Hall building have not the accommodations they require, and very few indeed have in extent, and none in security from fire, such accommodations as the public have a right to demand at our hands.”

This report was laid on the table and ordered to be printed (City Document No. 42), in the Common Council, on the 7th of May, 1857, and on the 8th of June following came up before the Board of Aldermen in the following form, as appears from their record of that year :

“ The Joint Standing Committee of Public Buildings, to whom was referred the order of the 8th of April, requesting the committee to inquire and report if further accommodation,” &c., &c., reported as per City Document. No. 42, that such accommodations are

imperatively required for the reasons therein stated, which report was accepted by the Common Council, and the following resolve and order were passed:

Resolved, That in the opinion of the City Council, more and better accommodations for the government are required, and that such accommodations should be provided within the limits of the City Hall building; and especially is it important that the several offices for the government should be much more secure from fire than they now are, or can be made without an entire renovation of the present building; therefore it is *Ordered*, that the Committee on Public Buildings procure plans to be made for a building for the city's use on the site of the present City Hall (and also on the Public Garden), with the estimates of the expense thereof, with the required rooms for all the present City Officers, and that for this purpose the sum of \$2,000 be, and the same is hereby appropriated. And the question coming up before the Board of Aldermen for concurrence in this resolve and order, the same were fully concurred in, with the substitution only of \$1,000 for \$2,000 as the amount thus appropriated.

But at the next meeting of the Aldermen, on the 15th of June, the encouraging propositions which had thus been adopted were again reconsidered in that Board, — Alderman Bonney having moved that "in view of the pressing state of the finances the same be postponed, but recommending the subject to the early consideration of our successors." On the 22d of June it appears that the Common Council had, in the interim, non-concurred in the resolution of postponement, and that they insisted on their previous vote to take immediate and decided action in this important matter. No other course remained open to the Board of Aldermen.

entertaining the views expressed in the resolution of the 15th, than to lay the matter on the table, where it remained until the 28th of December. On that day the Aldermen insisted on their vote of the 15th of June; and the Common Council concurring, as it would have been useless to have done anything more, the nineteenth year of attempted action for the purpose of providing the City of Boston with proper and suitable quarters for their government passed fruitlessly away.

Their successors of the next year, 1858, to whose early consideration the matter had been thus recommended, acquitted themselves of their trust in the most summary manner. On the 8th of February in that year, it was ordered, "That all documents of the previous city governments in relation to the erection of a new City Hall be taken from the files and referred to the Committee on Public Buildings." But at the next meeting, on 15th of February, the order was on motion laid on the table, and the matter was thus again indefinitely postponed.

On the 25th of July, 1859, a further attempt was made to proceed in the business. On that day it was "*Ordered*, that so much of the Mayor's Message on the subject of the Back Bay Lands as relates to the necessity of further accommodations for a City Hall, be referred to the Committee on Public Buildings." The Committee kept the matter by them till their last meeting on the 29th of December, when they again reported reference to the next City Council.

The introduction of the subject in the city government for the year 1860, was the occasion for giving it a greater amount of attention than it had ever before

received in a single year. As early in the year as the 16th of January, an order passed referring that portion of the Mayor's Address which related to the erection of a City Hall, and to the enlargement of the courts, to a joint committee of both branches of the City Council. As early as the 6th of February, this committee reported. "That, having given the subject a careful consideration, they are unanimously of the opinion that it is not now, and probably will not be for many years, expedient to remove the City Hall from its present location, near the business centre, and, therefore, as the building now occupied for that purpose is one of great solidity, and well adapted without material change for the accommodation of many departments of the government, they therefore advise that an enlargement of the same be made towards School Street, of sufficient capacity to afford ample room for all the present and prospective requirements of the city government, for at least twenty years to come. Should the time however arrive when the public may demand that the City Hall should be located further south, the new rooms proposed to be erected would then be, from their position, well adapted for renting for business purposes." The committee also recommended the passage of an order authorizing the Committee on Public Buildings to procure plans and estimates for the enlargement of the present building in a southerly direction. The report was carefully drawn up and, by the Committee on Printing, authorized to be printed on the 5th day of June, — being City Document, No. 44, of printed Documents now on file. But the diversity of views which prevailed appear to have induced a more than usual delay of

action, and it was not until the 5th of January, 1861, the last meeting of the municipal year, that the majority of the committee reported a plan at an estimated cost of \$100,000, and the minority of the committee having reported another at an estimated cost of \$120,000, the whole subject was again recommended to the notice of their successors.

The year 1861 brought another urgent reference, in the Annual Address of the Mayor, to the absolute necessity for other, better and safer accommodation for all the branches of the city government. And the matter has once more been handed over to a Committee of the present year on a repeated assurance from the same source, that it is incumbent on us to take some decided action in reference to it before our own term of service expires. In this point of view, that portion of the Mayor's Address has again been referred to your Committee for consideration.

We have thus gone over in detail, but as briefly as the subject would allow, the whole history of the original efforts which led to the temporary occupation of the present building, and have brought up in review a record of the earnest and reiterated efforts which have since been made, extending over a period of twelve years, to procure some better and safer depository of our important public archives. We think it a question which in all decency should now be met and settled. It is a ghost in our municipal councils which will not be laid. Year after year it has returned to vex our meetings with fruitless debates, and to encumber our committees with useless action. But, meanwhile, all

the branches of the public service are embarrassed and impeded in their daily routine,— the utmost inconvenience is impatiently borne alike by all classes of the public officers,— the limited accommodations of those within the building giving them but little advantage over those who are quartered outside in leased premises, while an amount of rent is annually paid for this external and partial accommodation, equal to the interest the city would pay on a principal of more than \$100,000. We submit that the reproach implied in a submission to this state of facts is one which a city like Boston ought no longer to endure; and that the duties attached to our own term of service are marked by no other feature of a more pressing and immediate responsibility than arises out of the necessity which has been set forth in such strong terms, and by so many successive boards of our predecessors in office.

The question of location has always, with a very slight exception, been considered a settled one. The present site will always remain, as now, in the immediate vicinity of the great business centres of the city. The area is ample for extension on the rear, as well as on the front, to an extent that shall not materially diminish the pleasantness and beauty of the desirable square which lies open to School Street,— while the ample passageway on the east side and the open area of the Cemetery on the west, give assurance of a full supply of light and air to every portion of the structure. The land in front, so wisely purchased under the administration of Mayor Eliot, at a cost of \$60,000, now represents a value of more than \$250,000, if required to be bought

at the present time, in any location similarly situated,— an advantage both to the convenience and appearance of the building which it would indeed be difficult to estimate in any precise pecuniary amount, and which might yet be thought an unjustifiable and extravagant expenditure, were it now for the first time incurred, by the payment of anything approaching to its actual and substantial value. If the city government should give up the present spot therefore, it would be extremely difficult to secure another location of equal advantage in this respect, by any outlay which they could readily justify either to their constituents or to themselves.

It is perfectly obvious to your Committee that previous city governments have by their several Committees on Public Buildings, and particularly by the more enlightened action of later years, developed projects now preserved among the records of your Committee, some of which would probably be found to be sufficiently complete and comprehensive to meet the present emergency, or at the least to be well adapted for our renewed and attentive consideration. We believe the present to be a most judicious time for undertaking the erection of the much needed structure, finding our reasons for this conviction in the present largely reduced prices of materials, and in the abundance and cheapness of unemployed labor. And we think it better on every ground of financial policy to capitalize the principal of the sums now paid for outside rents, and at a low and permanent rate of interest, than to have those rents go on increasing from year to year, with the increase in the value for other purposes of those temporary accom-

modations for which so large a sum is even now compelled to be paid. And we recommend immediate action, therefore, on the whole subject, not less on grounds of true economy than on those of convenience and propriety, which for so many years have been successively put forth. We trust, too, that we shall be found in this matter to have learned some degree of wisdom from the experience of our predecessors, and that a subject of this importance having again and again been referred, at the instance of almost every Mayor who has filled the civic chair, may not once more be put on record as having been considered with attention, reported on with entire conviction, postponed until after the recess of midsummer, and at last fading away for the twentieth time in the later sessions of the year into a feeble recommendation to our successors, to do something in a matter which we had not the nerve to undertake as a part of our own imperative duty,— and while the responsibility as well as the merit of doing it, attached not to their but to our own term of municipal office.

There is another consideration which has impressed itself forcibly upon the minds of your Committee, and which furnishes an additional reason for immediate action. The roof and some other parts of the present building are in such a condition as will very soon require extensive repairs, and it cannot be occupied for any great length of time, with comfort for the officials or credit to the city, without such repairs are made. Your Committee have not made any estimate of the amount which would be likely to be required for such a purpose, nor have they deemed it worth while to do so

until some action has been had upon the present proposition. But they have little doubt that a considerable sum would be positively necessary, and they would suggest that it would be injudicious to incur such an outlay upon a building so confessedly inadequate, even for the purposes of its present occupancy. They would feel very little satisfaction in going to a further expense, when it is certain that the lapse of each successive year would only render it more and more fruitless for any permanent good.

Impressed with these convictions, therefore, your Committee have sought to examine the whole subject of a new City Hall, with the utmost care, and fully to mature in their own minds the whole idea of the requisitions and the proper arrangement of the much needed structure. To this end, they have thoroughly gone over not only all the records, bearing on the subject, now preserved in the city archives, but have also made a close and critical examination of all the plans prepared by various architects in former years, in pursuance of the several votes of the City Councils, to which allusion has been made in the preceding pages of this report. In the performance of this task, they have been materially aided by the assistance and advice of most of the city officials, whose daily routine of duties at the City Hall enables them to judge of the imperative requirements of any new structure, and particularly of the relative position and accommodation of all the apartments for which it is most desirable to make provision. The Superintendent of Public Buildings in particular has been assiduous in his endeavors to give them the full benefit of his long experience at the City Hall,

and of his intimate acquaintance with the internal necessities and conveniences of arrangement which in the opinion of your Committee should render such a new building a model of well-matured and economical construction for civic purposes. Nor have several of your Committee been without a considerable experience personally, extending over quite a lengthened term of annual inquiry into the various requirements of the subject, as well as the best and most feasible methods of meeting them in a satisfactory manner. And they are led to believe that they have thus been able to avail themselves of a pretty large share of whatever knowledge or information is likely to be most practically useful on a subject involving many conflicting details of distribution, economy, and taste.

As the final result of their labors, your Committee have caused to be prepared a plan embodying the matured convictions of their best judgment, designed and arranged under their own immediate direction and superintendence. They have intended fully to provide in it for the due and convenient location of the several apartments necessary for the accommodation of all the various branches of the city government. And in order as far as possible to avoid the reiterated, and as they cannot but think, needless, delays of former years, they now present it as a part of this report, together with the following description* of the arrangement, accommodation, and style of the proposed structure.

* It will appear by the subsequent description of the building as finished that changes have been made in the internal arrangement of the building.

BASEMENT STORY.

City Physician's public office	27×28 feet, 12 feet high.
City Physician's operating room	23×28 feet, 12 feet high.
Waiting room, in connection with Directors of Public Institutions	25×30 feet, 12 feet high.
Clerks of Institutions	18×25 feet, 12 feet high.
Storeroom for Messenger	14×20 feet, 12 feet high.
Storeroom for Superintendent of Public Buildings	11½×20 feet, 12 feet high.
Engine House	27×33 feet, 12 feet high.
Meeting room for Engine Co.	27×28 feet, 12 feet high.
Apartment containing twelve water-closets and eighteen urinals	
Cellar for fuel	31×57 feet, 12 feet high.
Cellar for heating apparatus	15×46 feet, 12 feet high.
Hall and staircases	32×76 feet, 12 feet high.
Two entrances from Court Square	12×25 feet, 12 feet high.

FIRST STORY.

Treasurer's business room	57×31.6 feet, 15 feet high.
Treasurer's private room	13×11 feet, 15 feet high.
Advertisor	27×36 feet, 15 feet high.
Lavatory and water-closets for Auditor and Treasurer	
Safes for Auditor and Treasurer, each	6×12 feet, 15 feet high.
Water Registrar's business room	29×31 feet, 15 feet high.
Water Registrar's private room	13×14 feet, 15 feet high.
Assessors' room	27×40 feet, 15 feet high.
Police general room	27×32 feet, 15 feet high.
Chief of Police room	16×26 feet, 15 feet high.
(with private staircase leading to the Mayor's private room).	
Overseers of the Poor	25×30 feet, 15 feet high.
Directors of Public Institutions	18×25 feet, 15 feet high.

Hall and staircases 32×76 feet, 15 feet high.
 Entrance corridor, connecting principal entrance from School St. with hall 15×18 feet, 15 feet high.
 Two staircases from Court Sq. entrance 12×25 feet, 15 feet high.

SECOND STORY.

Mayor and Aldermen's room 16×16 feet, 25 feet high.
 Mayor's lobby with accommodation for
 Mayor's Clerk $16 \times 25\frac{1}{2}$ feet, 13 feet high.
 Mayor's private room $25 \times 26\frac{1}{2}$ feet, 13 feet high.
 City Clerk's room 20×30 feet, 13 feet high.
 City Clerk's private room $11\frac{1}{2} \times 22\frac{1}{2}$ feet, 13 feet high.
 City Clerk's mortgages 18×22 feet, 13 feet high.
 City Clerk's safe 8×12 feet.
 City Solicitor 16×23 feet, 13 feet high.
 City Solicitor's private room $15\frac{1}{2} \times 17\frac{1}{2}$ feet, 13 feet high.
 Large committee room 25×16 feet, 13 feet high.
 Committee room and Clerk of Committee's room 18×25 feet, 13 feet high.
 Committee room 18×25 feet, 13 feet high.
 Superintendent Public Buildings $23 \times 26\frac{1}{2}$ feet, 13 feet high.
 Superintendent of Public Buildings' private room $16 \times 16\frac{1}{2}$ feet, 13 feet high.
 City Messenger $18\frac{1}{2} \times 18\frac{1}{2}$ feet, 13 feet high.
 Hall and staircases 32×76 feet, 13 feet high.

THIRD STORY.

Water Commissioners' business room $23 \times 26\frac{1}{2}$ feet, 11 feet high.
 Water Commissioners' private room $11\frac{1}{2} \times 16\frac{1}{2}$ feet, 11 feet high.
 Supt. of Sewers and Supt. of Lands' business room $21 \times 31\frac{1}{2}$ feet, 11 feet high.
 Private rooms of the above 11×16 feet, 11 feet high.
 City Registrar $17 \times 31\frac{1}{2}$ feet, 11 feet high.
 Superintendent of Schools $17\frac{1}{2} \times 25$ feet, 11 feet high.
 School Committee 16×25 feet, 11 feet high.

Committee room	$17\frac{1}{2} \times 25$ feet, 11 feet high.
Superintendent of Streets	$24 \times 31\frac{1}{2}$ feet, 11 feet high.
Superintendent of Streets, private	$11 \times 16\frac{1}{2}$ feet, 11 feet high.
Engineers of Fire Department	$17 \times 31\frac{1}{2}$ feet.
Superintendent of Internal Health	$23 \times 26\frac{1}{2}$ feet.
Supt. of Internal Health, private	$14\frac{1}{2} \times 16\frac{1}{2}$ feet.
Hall and staircases	76×32 feet.
Continuation of Mayor and Aldermen's room up through this story	46×46 feet.

FOURTH STORY.

Common Council room	46×46 feet, 38 feet high.
Common Council conversation room and large committee room	32×42 feet, 11 feet high.
Clerk of Council	20×26 feet, 11 feet high.
Clerk of Council, private room	12×25 feet, 11 feet high.
Safe for do.	6×12 feet, 11 feet high.
Dressing room for Council	22×25 feet, 11 feet high.
Range of water-closets, &c.	$10\frac{1}{2} \times 25$ feet, 11 feet high.
Committee room	23×23 feet, 11 feet high.
" "	23×23 feet, 11 feet high.
" "	23×25 feet, 11 feet high.
" "	18×25 feet, 11 feet high.
" "	18×25 feet, 11 feet high.
" "	23×23 feet, 11 feet high.
Superintendent of Lamps	21×25 feet, 11 feet high.
Hall and staircases	32×76 feet, 11 feet high.

FIFTH STORY.

Gallery plan of Common Council and suite of fourteen rooms of various sizes in the French-roof story.	
The story under the dome, and the dome itself, to be used for Fire and Police Telegraph, and for sleeping-rooms for the operators.	

The construction of the brick walls surrounding the Hall in the centre affords an opportunity for the most thorough and perfect ventilation of every apartment throughout the building. Through a series of hollow brick flues, connected with each apartment by registers, and at the top, with the main hot-air shaft from the heating apparatus, an entire circulation of air throughout the structure can at all times be easily maintained. The advantage of this arrangement will be particularly felt in the council chamber, an apartment which is liable at times,—such as the yearly organization of the city government, the conventions of the two branches, and the debates upon matters of more than ordinary interest,—to overcrowding of its area, and the consequent ill effects of a heated and vitiated atmosphere. Against such a state of things, the system of ventilation proposed would, it is believed, afford complete security.

It is desirable to observe, in this connection, that the council chamber is provided with deep and ample galleries, in a space not readily available for other purposes, and which will afford complete accommodation for a large attendance of the public without encroaching upon the floor of the chamber.

The external style and appearance of the proposed building are sufficiently shown in the drawings of the various fronts which are herewith submitted, and need therefore but little of additional description. They have been very carefully prepared, in accordance with the views of your Committee, by two architects of well known standing and ability, and are believed to be such as will reflect permanent credit on the taste of their

designers. The style selected is one which grows naturally out of the character and requirements of the structure. It will at once be recognized by all those conversant with such matters, as the prevailing style of modern Europe, a style which the taste of the present Emperor of France, in particular, has so largely illustrated in most of the modern works of the French capital. Derived originally from Italian sources, and particularly from the later edifices of the Venetian Republic, it has now been so successfully naturalized in other countries as to have become the prevailing manner for most of those edifices of a dignified and permanent character, other than churches, which are destined to be regarded as the best architectural records of our time by posterity. Your Committee have desired, in this respect, not to fall behind the progress of art in other communities, but to present a design which, with a due regard to economy and convenience of construction, shall yet stand as a fair memorial of our own advancement in the knowledge and taste of the age. We believe that it will commend itself alike to the approbation of the city government and of their constituents, as graceful and harmonious in proportion and detail, and particularly as being light and cheerful in its prevailing character, and rich in its general appearance, without any very elaborate or costly decoration of its parts. We think it expressive in its outline and arrangement, of the purposes for which it is proposed to be erected, and such as will impress the spectator with a sense of fitness and propriety for the principal municipal structure of an enterprising and

thrifty community. And we are confident that the public in general would have good reason to be fully satisfied with it as a permanent ornament to the central and imposing locality on which it is proposed to place it.

From approximate estimates, made by reliable mechanics of well known standing, your Committee are led to believe that the building as proposed can be erected of suitable materials, and in the best style, for a sum not exceeding \$160,000, if contracted for during the present year. They would therefore recommend the passage of the following orders.

FRANCIS RICHARDS,
SAMUEL R. SPINNEY,
JOSEPH F. PAUL,
DANIEL DAVIES,
JOHN C. TUCKER,
JOHN W. LEIGHTON,
JOHN C. FALLON,
GEORGE W. SPRAGUE,

Committee on Public Buildings.

Ordered: That the Committee on Public Buildings be directed to erect a suitable building for a City Hall, on the site of the present building and grounds, in general accordance with the plans submitted by them this day, at a cost not exceeding the sum of One Hundred and Sixty Thousand Dollars.

Ordered: That the Treasurer be, and he is hereby directed to borrow, under the direction of the Committee on Finance, the sum of One Hundred and Sixty Thousand Dollars, the same to be appropriated for the purpose of the erection of a City Hall.

Alderman Rich submitted to the Board the following order:

Ordered: That in consideration of the loud calls on the City for large appropriations of money for war purposes, the Committee on Public Buildings, having in charge the erection of a new City Hall, be instructed to take into consideration the expediency of abandoning the undertaking, or suspending any further proceedings thereon for the present time, and that said Committee be requested to report the result of their deliberation at the earliest practical moment, and also that said Committee be requested to report, in detail, what rooms are occupied by city officials who could be accommodated in the new building, whether said rooms belong to the City, or not, and the rent paid for each room.

The order was read twice, and, on motion of Ald. F. Richards, the subject was indefinitely postponed by the following vote: Yeas,— Aldermen Parmenter, Pray, Francis Richards, Spinney, and Wilson, 5. Nays,— Aldermen Amory, Hanson, Paul, and Rich, 4. Absent,— Aldermen Norcross, Henshaw, and C. A. Richards, 3. A motion to reconsider the foregoing motion (to indefinitely postpone) was made and lost.

The foregoing report was accepted, and the accompanying orders were passed, by concurrent votes of both branches of the city government. On the 28th day of July, a petition of George Howland Shaw, and others, "that all action in relation to the proposed City Hall may be deferred for the present," came before the Board

of Aldermen, from the Common Council, and was read and placed on file. On the 4th of August, following, a contract for the work of the foundation wall and basement having been made with Messrs, Adams, Roberts, and Jacobs, the necessary preparations were completed in season for laying the corner-stone on the 22d of December, and the ceremony took place on that day, in the presence of a large and interested concourse of spectators.

LAYING OF THE CORNER-STONE,

AND

CONSTRUCTION OF THE BUILDING.

PROCEEDINGS
AT THE
LAYING OF THE CORNER-STONE.

••• —

THE corner-stone of the new City Hall of the City of Boston was laid on December 22, 1862, the anniversary of the Landing of the Pilgrims at Plymouth.

At the request of the Committee on Public Buildings, the Mayor invited the officers of the Grand Lodge of Masons in Massachusetts to participate in laying the corner-stone of this edifice. The invitation was most courteously accepted, and the Masonic ceremonies formed an interesting part of the proceedings on this occasion.

The size of the new building allowed the foundation and front wall to be erected and prepared for the corner-stone, while the city government occupied the old City Hall. A procession was therefore formed, under the direction of the City Messenger, in the room of the Mayor and Aldermen, which proceeded to the platform erected for the ceremonies, in the following order :

Brigade Band.

Chief of Police.

Committee and Superintendent of Public Buildings, and Architects
of the new City Hall.

Mayor.

Grand Master, and Officers of the Grand Lodge.

Past Mayors and Invited Guests.

Board of Aldermen.

Common Council.

Other Members of the City Government.

The exercises commenced with the following

ADDRESS OF ALDERMAN FRANCIS RICHARDS,

Chairman of the Committee on Public Buildings.

MR. MAYOR: The Committee on Public Buildings of the City of Boston, under the direction of the City Council, have commenced the erection of a new City Hall, and they have made such progress that it becomes proper at this time, in continuance of an old custom, to deposit some mementoes and statistics of the times in which its erection was commenced. The Committee have directed me, sir, to request you, as the head of the government which has inaugurated this important and necessary improvement, to officiate over such ceremonies as you may deem proper for this occasion.

ADDRESS OF MAYOR WIGHTMAN.

MR. CHAIRMAN: In conformity with the arrangements of the Committee on Public Buildings of the City Council, and in compliance with your request, we are here assembled in presence of the members of the City Council, and of the officers of the Most Worshipful Grand Lodge of Masons in Massachusetts, to lay the corner-stone of a building to be erected for the use of the Municipal Government of the city of Boston.

GENTLEMEN OF THE CITY COUNCIL: The present occasion is one of peculiar interest to you as the official representatives of our citizens, inasmuch as by your action the City of Boston, for the first time in her memorable history, is to lay the foundation, and erect an edifice for the various departments of her government.

The full, clear and comprehensive report of the Committee, made on the 19th of June last (*City Document*, No. 44,) upon this subject, received your approving votes with an unanimity as generous as it was deserved. The record of the action of the various City Councils, from 1838 to 1862, presented an array of facts, which not only show the wisdom but the necessity of your prompt and decisive action.

There are some interesting facts in connection with the erection of the town houses and town halls of the olden time, which may not be inappropriate to mention upon this day, the anniversary of

the Landing of our Pilgrim Fathers, and upon this occasion. It appears that for nearly thirty years after the first settlement of Boston, in 1630, although the subject of a town house was frequently agitated, the town was without any public building for town purposes. In 1656, an influential and wealthy citizen, Capt. Robert Kayne, died, and left a considerable legacy,* in his will, for the purpose of building a town house.

In March, 1657, a committee, consisting of Captain Savage, Mr. Stoddard, Mr. Howchin, and Mr. Edward Hutchinson, senior, was appointed “to consider of ye modell of ye Towne House to be built;” also of the expense and location, and to take up subscriptions “to propagate such a building.” I have before me the original subscription paper for the erection of this edifice, with the following heading:

“Whereas, thear is giuen a Considerable sume by Capt: Kayn towards the Building of a towne house w^{ch} sume will not ataine the Building w^{ch} he mentioneth in his Will, now Considering the vsefulnes of such a Structure wee whose names are vnder written, doe ingage our felues our heires executors for to giue towards the aboue sd hous and also a Condit in the Market place, the feuerall sumes vnder written”:

The first signature is Gov. “Jo. Endecott, £2 10s.” Next is Deputy Gov. “Ri. Bellingham in country pay, £10.” Then follows:

* £300. See “Agreement for the Town House,” Appendix.

Edward Tyng, in corne,	10 00s 00d.
John Evered, in goods and corne,	10 00s 00d.
Peter Olliner, in goods and provisions,	10 00s 00d.
James Olliner, provided thare be a cundit withall, in goods and provisions,	12 00s 00d.
Timothy Atkins will give in hats,	5 00s 00d.
Hezekiah Usher will pay in English goods, or equivalent, twenty pounds, provizo yt ye market house be erected and a cundit,	20 00s 00d.

In this manner three hundred and fifty-six pounds were contributed, principally in goods, by one hundred and twenty-two of the inhabitants of the town, among whom were some of the most distinguished of the New England Puritans.

The result of this effort was the building of a town house of wood, at the head of State Street, where the old State House now stands, between the years 1657 and 1659, at a cost of six hundred and eighty pounds. This building was consumed in the great fire which occurred in 1711. During the following year (1712), another town house, of brick, was erected in the same place; this was also destroyed by fire in 1747, in which “the ancient books, early records, and other valuable papers were burned.” This was regarded then, as now, as a serious calamity. In 1748 the building now known as the Old State House was erected for a town house, but appears to have been occupied by the “General Court of the Commonwealth, and the Supreme and County Courts.” That town houses were generally used for the courts is apparent from the fact, that when, in 1742, Peter Faneuil, a liberal and wealthy merchant,

erected “Faneuil Hall,” at his own expense, and presented it to the town, it is described as containing not only “a large and sufficient accommodation for a Market place, but has also superadded a spacious and most beautiful Town Hall over it, and several other convenient rooms which may prove very beneficial to the Town for offices or otherwise.” It is also a remarkable fact, that, notwithstanding that he proposed to build this at his own charge and make a present of it to the town, the proposition was opposed to such an extent at a town meeting held in Brattle Street Meeting-house in July, 1740, that the generous offer of Mr. Faneuil was accepted by only a majority of seven votes—three hundred and sixty-seven being in the affirmative, and three hundred and sixty in the negative. Singular as this vote may seem to have been which decided the erection of the most celebrated building connected with our national history, it would not be difficult to find similar instances of the peculiarities of our people even in the present day.

Faneuil Hall appears to have been the first actual town house, as it was also the first city hall, in Boston. From 1742 until 1822, a period of eighty years, the rooms were used by the selectmen, town clerk, treasurer, and other town officers, while the town meetings were held in the main hall. It was here that the first city government was organized, in May, 1822, and it continued to be occupied by the city officers until September 17, 1830, when the Old State House was remodelled and dedicated as “City Hall.”

In a few years, however, it was found that “the

inconveniences to which the citizens generally, as well as the municipal officers, were exposed by the existing arrangements,—the constant and great danger to important documents and records from fire, and the insufficient space allotted to many of the officers for the transaction of the business of their respective departments,—could only be remedied by the erection of a commodious and suitable building. This was reported by Mayor Eliot in May, 1838, and it was then proposed to erect “a handsome, well lighted, and well ventilated building” upon this spot, at an estimated cost of one hundred thousand dollars. The Mayor and Aldermen were, however, overruled by the Common Council in relation to a *new* building, and finally, in July, 1840, they concurred in an order to alter the old Court House into a City Hall, at an estimated expense of \$14,475. Although the alterations were skilfully and admirably made, the size of the building was only adapted to the city government at that time, and consequently, within a few years, the same inconveniences, from restricted accommodations, began to be experienced, which had caused the removal from the former building.

These difficulties continued to increase, and year after year, since 1850, the most favorable reports have been made, plans, specifications, and estimates have been obtained, and each succeeding city government has appeared to realize more and more the need of a City Hall worthy of a great and prosperous municipality. Since this building we are now superseding was first occupied for a City Hall, the assessed valuation of Boston has increased from ninety-four and one half

millions in 1840, to three hundred and sixteen millions in 1862. In this progress of events, the increase in the population and wealth of the city has added largely to the duties and responsibilities of its officers.

To meet these exigencies, new departments and officers have been created, and old departments have been reorganized and extended. Among the new departments are the Police, Water Commissioners, Directors of Public Institutions, Commissioners of Public Lands, Trustees of the Public Library, and Trustees of Mount Hope Cemetery. In addition to these are the following officers: City Engineer, City Physician, Water Registrar, City Registrar, Clerk of Committees and Mayor's Clerk; Superintendents of Internal Health, Public Lands, Public Buildings, Public Schools, Telegraphic Fire Alarm, and of Lamps; all of whom, except the Trustees of the Public Library, require offices for the transaction of the public business. In all the old departments, the increase of labor has been very great, particularly in those of the City Clerk, Treasurer, Auditor, and Assessors, and consequently a corresponding increase in the number of assistants and clerks has been required.

Under these circumstances, it is self-evident that the accommodations furnished in the present City Hall are now, and have long been, entirely inadequate for the proper performance of the public duties. There are forty-seven standing committees of the City Council, and but two committee rooms in the City Hall, so that the offices of the City Clerk, of the several Superintendents, and even that of the Mayor, are obliged to be

used for the meetings of the committees. The rooms are generally small, badly lighted, and without ventilation. One of them is occupied by the recording assistants to the City Clerk; another assistant is located in the public anteroom used by reporters and other persons, while the City Clerk and Mayor's Clerk have their desks in the room of the Board of Aldermen. The Superintendents of Public Lands and of Sewers, with their clerks, are crowded into another, the Superintendents of Streets and of Internal Health, with two clerks, attend to their office duties in an apartment which scarcely allows room enough for the desks of the occupants, while the Superintendent of Public Buildings and Clerk of Committees have even worse accommodations; and I am confident, that if any one of our merchants, who has deemed this building unnecessary, would go through the offices in the present City Hall, he would not only change his opinion, but would be satisfied that the accommodations afforded to the chief recording officer of our city are inferior to those for the clerks in his own store, and that the City Treasurer, the receiver and disburser of six or seven millions of dollars annually, is crowded with his clerks, book-keepers, and tellers into a single room, which, for size and inconvenience, probably, could not be equalled by that of any other city treasurer in the Union. But the City Treasurer is not the only sufferer from this state of things; the citizens, on the monthly pay-days, are obliged to wait outside the office in the cold, and sometimes snow and rain, for their turn to enter and receive their money, which is not only exceedingly annoying,

but is an unnecessary waste of time. This would be scarcely tolerated in a country town in New England, and it is certainly unworthy of the wealth and reputation of Boston.

But it may be asked, admitting all this to be correct, was it expedient to erect a new City Hall at this time, while the country was struggling under the pressure of a disastrous war? It is too true that we are passing through a war terrible in its consequences, and which may well make the stoutest heart falter at the prospect before us, as to the future of our country. But are not other works and enterprises, both public and private, proceeded with? Are we to sit down in despair, as if this war was to culminate in a dissolution of the Union, and the result of it was to determine whether or not our city was to be destroyed by an earthquake? Individuals do not so regard it. Witness the magnificent warehouses, the sumptuous stores, and the palatial residences with which they are bordering our streets and avenues. Nor is there any demur on the part of our citizens to the vast sums appropriated and expending upon the Public Garden, the City Hospital, the City Stables, and other public improvements, not one of which bears any comparison, in importance, to the City Hall. The latter is to provide for the exigencies of the public business; the former are for ornament, philanthropy, or convenience. Even the war itself has furnished additional reasons for its erection, inasmuch as it has been the cause of adding more than a million of dollars to the disbursements from the city treasury within the last six months, and it has also required the

organization of a new department, both ministerial and financial, and of a most laborious character, to disburse the State aid to the families of our soldiers.

By procrastinating its erection even pecuniary interests are sacrificed; because at no previous time since the city was chartered has money been so abundant, or could be obtained on such favorable terms; and the advantage of making contracts at this time might not again occur for many years. Besides, we must take into consideration the fact, that even if the war was to be closed forthwith, a long time must elapse before the city would be in any better condition to bear the expense; for, if we feel the pressure during the *issue* of so much paper currency by the government, what will hereafter be our condition when, in common with other municipalities, we are called upon to furnish the means for its redemption? Could we then have deferred the building of a City Hall for ten or twenty years longer, without compromising the public interests to a far greater extent than the present expenditure of \$160,000, or even \$200,000? To-day the public archives of the city, belonging to many of its departments, are exposed to remediless loss by fire and other casualties, in ordinary buildings, rented, from their necessary location in this vicinity, at high if not exorbitant rents. The most valuable are kept in safes, but the great mass of papers and public documents have no proper place for their security or preservation. Is not this discreditable to a city which is the most wealthy, in proportion to its size, of any in the world?

There is an astonishing apathy, often amounting to culpable neglect, in regard to the preservation of public papers. As Chairman of the Committee on Streets, in 1858, I accidentally learned that all the invaluable plans in relation to streets and the public domain, involving rights, titles, and legal questions of the utmost importance, the loss or destruction of which would be irretrievable in many cases, while the expense of restoring others by new surveys would be more than the whole cost of a City Hall, had not been kept in any place of security except that afforded by the City Engineer's office, which was then in the upper rooms of a store on Washington Street. In 1859, I brought this subject to the attention of the government, and by personal effort obtained the erection of the present fire-proof office and repository, over the office of the Registry of Deeds.

For the want of proper places for their preservation, our historical records and files of papers have been lost to a deplorable extent. Last year I purchased for the city, from the estate of a deceased antiquarian, nearly two hundred valuable papers, originally belonging to the official files of the town, dated from 1680 to 1775, including nearly all the official papers in relation to the erection of Faneuil Hall, and the building of Long Wharf. These papers must have been abstracted many years ago, as our present City Clerk has no knowledge of their ever having been in his possession; and it is a remarkable fact that there is scarcely a paper of any historical interest, previous to 1800, now remaining upon our files. Those which remain, and the printed documents which have been preserved,

are arranged in wood cases around the walls of the committee rooms, exposed to loss by fire at any time.

To persons unconnected with public affairs, it is difficult to appreciate the exceeding trouble and loss of time, from a want of room to arrange the documents belonging to a department for convenient reference. There is not an officer in the city government that does not daily and hourly suffer from this cause, and the number of valuable papers which are thus mislaid or lost causes great annoyance.

There is another consideration which is worthy of our attention. It is that the erection of this City Hall is to be commended on the ground of economy, and as a means of reducing the taxes upon our citizens. There are now one half of the departments located outside of the present City Hall; the rent of the premises they occupy is eight thousand dollars per annum. As the amount appropriated for the new building (\$160,000) is to be obtained by a loan for twenty years at five per cent. interest, and as these bonds command from thirteen per cent. to fifteen per cent. advance, the interest is reduced to less than four and one-half per cent.; and amounts to but little over \$7,000 per annum, — which is from \$800 to 1,000 less than is now paid for rents. The *principal of the loan, or cost of the building, does not form a part of the annual city tax*, but is gradually provided for from sales of public property and other receipts, deposited from time to time in the Sinking Fund, to meet the bonds at maturity.

But this is not the only saving. It appears from the Auditor's books, that during ten years, from 1852 to

1862, the expenditures for repairs, alterations, and improvements on the present City Hall amount to \$16,504.24, to which is to be added an unexpended appropriation of \$4,000 to repair the roof, being a total of \$20,000, or an average of \$2,000 per annum. Within the same time there has also been expended for repairing and fitting up rented offices \$7,264.96, and for safes for these offices, \$3,144.89=10,409.85 ; which is an average of more than \$1,000 per annum. We have thus a grand total of \$30,000, or \$3,000 per annum, which average was not likely to be diminished in the future ; and I believe it will be no more than a fair statement to say, that under the present arrangement for the rents and repairs of the public offices, the citizens are taxed \$11,000 per annum, while the interest on the capital to be invested in the new City Hall will not exceed \$7,500.

I have thus, gentlemen, endeavored to present some of the facts and reasons which, in your judgment, and in my own opinion, were sufficient to justify the erection of a City Hall at this time. In a city like this, increasing so rapidly in wealth and population, public improvements cannot remain stationary. When, therefore, we consider the vast expenditures which have been made in extending the area of our territory on the South Bay, and the Neck lands; in laying out new avenues, and widening and extending old streets; in building the most approved correctional and eleemosynary institutions ; in erecting spacious and admirably arranged school-houses ; in founding and supporting a public library, in every respect worthy

of the Athens of America; and in establishing a City Hospital destined to become one of the most beneficial if not beautiful of our public institutions, we cannot but be impressed with the conviction that our action in the present instance has been in strict conformity with that solemn oath of office we have each and all of us taken, to "faithfully and impartially discharge and perform all the duties incumbent upon us, to the best of our knowledge and ability."

Most Worshipful Grand Master: I herewith present to you a metallic box containing an engraved plate, historical documents, and other appropriate articles, to be deposited by you in this corner-stone, according to the usages of your ancient order.

The Masonic Ceremonies were then commenced with some preliminary remarks by the Grand Master, and the invocation of the Divine Blessing, by the Grand Chaplain, Rev. THOMAS J. GREENWOOD.*

*The Brethren present were:

M. W. William D. Coolidge, Grand Master.
R. W. Marshall P. Wilder, Deputy G. Master.
R. W. Winslow Lewis, Senior G. Warden.
R. W. Peter C. Jones, Junior G. Warden.
W. C. C. Dame, G. Treasurer.
W. Charles W. Moore, G. Secretary.
W. T. J. Greenwood, G. Chaplain.
W. William H. Sampson, Senior G. Deacon.
W. C. J. Cleveland, Junior G. Deacon.
W. William D. Stratton, G. Marshal.
W. Isaac Cary, J. W. Barton, G. Stewards.
W. Luther L. Tarbell, G. Tyler.
Also R. W. Benj. Dean, of Boston, Wm. Sutton, of Danvers, and others.

P R A Y E R.

SUPREME ARCHITECT OF THE UNIVERSE! Under thy bending heavens, the broad canopy that covers all our earthly interests, and earthly hopes, we come to discharge the appropriate duties of the occasion which has called us here.

We feel it meet, and needful for us, that we should first of all invoke thy blessing upon the transactions of the hour.

We come, by appropriate ceremony, agreeably to the usages of our ancient and cherished institution, to lay the corner-stone of an edifice here to be erected, for the use of this city and the convenience of its civil government. May thy blessing attend the rite, and thine approval sanction what we do.

We acknowledge our dependence upon thee! and we bless thee that we are dependent, as upon the Father of the spirits of all flesh!

From early time thy prospering smile has rested upon our city, and upon our land. We have enjoyed a goodly heritage. The feeble have become strong, and the weak have become mighty! And now, as indicated by their increasing prosperity and enlargement, thou hast put it into the hearts of this people to rear upon this spot another edifice, for their better accommodation in the discharge of the official duties of those who are called by the city's voice to places of trust and responsibility, as the public servants.

Let the walls of the building rise upon this foundation-stone, under thy fostering care. And if it please thee, Father, let those who are engaged in its erection, be preserved in health and free from all accident and harm, even till the cap-stone shall crown it, amid shoutings of joy, and the structure stands an ornament and an honor to the city.

And here, GREAT GOD ! let the building remain under the blessed aegis of our free institutions, to subserve the public interests undisturbed, ever to coming generations. In the midst of the mutations of time, and the changes of circumstance, let thy blessing, we pray thee, rest upon this goodly city, for its olden memories and its present devotion ; upon all its interests, civil, religious, artisan, commercial, and educational, and may the influence of each and all tend to public good.

Bless, O God, bless abundantly the civil government of this city in its present and future labors ! Give thy rich blessing to the retiring and to the incoming Chief Magistrate thereof ; the outgoing, give the blessing which belongs to him, for the exceeding faithfulness and devotion with which his many and arduous duties have been performed ; and the incoming, inspire with like faithfulness and devotion to duty, which is the greatest blessing we can crave for his official labors. Let all who are or may be associated with them, receive the blessing of thine approval upon their work, and let them thus be strengthened and stimulated to still more earnest labors for the common good !

Bless, we beseech thee, our ancient and glorious Commonwealth. May thy grace be imparted very

largely to its Chief Magistrate, and all who are associated with him in framing or administering the laws. Let fidelity to the common good characterize all their labors, and so let them,—and the people through them,—receive constant favor from thy hand!

But while we are here, GREAT GOD! in the midst of the hum of industry, and the signs of prosperity all around us, for the discharge of a pleasing duty, let us not forget, we pray thee, our DEAR COUNTRY, under thy grace the fountain of all our blessings, now torn and distracted by civil discord and strife. Man's folly, ingratitude, and wickedness stand darkly against the prospering smile of God! Madness rides upon the wings of the hour, and peril lurks in all our ways! Under the fearful cloud that has fallen around us, and amidst the fiery tempest of war that hurtles through the land, thou alone canst be our helper! Thou alone art our hope! Oh, stretch over our land the arm of thine Almighty power! Lift over our bleeding country the availing shield of thy protection and care! As thou wast with the fathers in the day of their need, be now the gracious helper of their sons.

Let thy hand roll away the cloud that darkens our political heavens, and thy spirit breathe speedy peace through all our borders! To this end bless the President of the United States, and all who are associated with him in our National Government, and councils. Give them very largely of thy wisdom, and prudence to guide and direct the affairs of State in this momentous crisis which we are called to meet; that the UNION AND HARMONY OF THE STATES may be restored; the

glorious CONSTITUTION from our fathers exert its mild and equal sway over all, unweakened, unimpaired, and our dear country still hold on, and forever, her way of advancing greatness and glory, under the benediction of our God,—the pride of our hearts, and the hope of the nations of the earth! Let rebellion, and faction, and discord cease from our midst, and enable us now and henceforth to act as in some degree grateful for the unspeakable blessings thou hast conferred upon us, moving under the hallowed beamings of the RELIGION OF JESUS, toward the degree of perfectibility we may attain!

O GOD OUR FATHER! remember in thy tender mercy the thousands of our youth who have gone out from their happy homes to endure the privations of the camp and to meet the perils of the battle-field, in contending for the preservation of the constitution, laws, institutions, and homes of our land! Hold over them the shield of thy protection, and be thou their helper in every emergency they are called to meet; and restore them speedily, we pray thee, under the mild beamings of returning peace, to the homes and hearts that are waiting for them!

Bless, O God, as thou alone hast the power to bless, the desolated homes, and the thousands of bleeding hearts that have been, or may be called to make the terrible sacrifice of yielding up their loved ones on the bloody altar of this fearful strife! Tenderly compassionate their condition, and help them to bear all burdens, still trusting in THEE for that issue, which shall yet come, in which thy ways shall be vindicated, and

all their sorrows be turned into joy, through him that bindeth up the broken-hearted !

And now, blessed Father, we again invoke thy favor on the occasion which has gathered us. Regard, in thy great kindness, the work which is here performed. Graciously smile upon this Grand Lodge of our order. May its officers guide in the spirit of wisdom and brotherly love. May its subordinates, and our whole fraternity throughout the globe, receive that blessing from thee which shall make them an instrument in thy hand for the promotion of the excellent graces and kindly amenities of life among men, and so let thy great name be glorified in all our borders !

Let this building rise in its beauty and grandeur to its completion. Let the light of Christian Truth be spread, and be borne to the hearts of the children of men everywhere, until all mankind shall be baptized into its holy spirit, and turned from all error into all needed truth ; — until at the name of Jesus every knee shall bow and every tongue confess that he is Lord to the glory of God the Father !

Lead us in the way in which thou wouldest have us to go, through all time, and when our brief pilgrimage of mortality is ended, in forgiveness of all our sins, bring us, and in thine own good time, all thy children home to the great temple of immortal light and love, to go no more out forever and forever, and through Jesus, our constituted Redcemer, accept our praises evermore.

AMEN.

After appropriate music by the band, C. C. Dame, Grand Treasurer, read the description of the contents of the box, which was then placed in the receptacle prepared for it, and the corner-stone lowered into its place in the southeast corner of the building. The R. W. Deputy Grand Master and Senior and Junior Grand Wardens applied the proper jewels of their office, the square, the level and the plumb, and each declared that the craftsmen had done their duty. The Grand Master then striking three times upon the stone with his gavel, said, "I find this foundation-stone well laid, true and trusty, and in conformity with the plan, in peace, love, and harmony."

Deputy Grand Master, Marshall P. Wilder, then poured corn upon the stone from a golden cornucopia, saying, "May the health of the workmen employed in this undertaking be preserved to them, and may the Supreme Grand Architect bless and prosper their labors." Senior Grand Warden, Winslow Lewis, next poured wine from a silver vase upon the stone, saying, "May plenty be showered down upon the people, and may the blessing of the bounteous Giver of all good rest upon this place." The Junior Grand Warden, Peter C. Jones, followed by pouring oil upon the stone with a similar benediction. The Grand Master then said: "May corn, wine, and oil, and all the necessities of life abound among this people, and may the blessing of Almighty God be upon this undertaking, and may the workmen be blessed while engaged on it, and may the structure here to be erected be preserved to the latest ages,

and may it promote the object for which it is designed." The audience then joined in singing Old Hundred, after which the Grand Master addressed the Mayor and City Government as follows:

ADDRESS OF GRAND MASTER W. D. COOLIDGE.

MR. MAYOR AND GENTLEMEN OF THE CITY COUNCIL: In compliance with your invitation, and in conformity to ancient masonic usage, we have now laid the cornerstone of this new City Hall, and I have pronounced the foundation-stone well laid, true and trusty. Under your special care, and that of your successors, let this edifice arise in all its magnificent proportions to be an ornament to the city and a convenience to the members of its government, and the pride and honor of her citizens.

On this twenty-second day of December our minds naturally go back to the time when our forefathers landed at Plymouth. This beautiful structure is an evidence of the consummate skill and ability of our architects and builders. Let it rise in its architectural beauty to be in the sight of this people a joy forever.

The Mayor then continued his Address, as follows:

MOST WORSHIPFUL GRAND MASTER: I thank you and the Most Worthy officers of the Grand Lodge of Masons, for the valuable and interesting services you have performed on this occasion. The invitation you so kindly accepted was tendered from a profound respect

for your ancient and honored institution, and I trust that hereafter, when this building shall be completed and become the pride of our city, your participation in the laying of this corner-stone will be regarded by you with pleasure and satisfaction.

MR. CHAIRMAN AND GENTLEMEN OF THE COMMITTEE ON PUBLIC BUILDINGS: Having thus performed a duty most gratifying to me, both personally and officially, I am happy to know that so many of the members of the Committee are to remain in the City Council during the ensuing year, and I have reason to believe that we may safely intrust to them, and to our successors, the completion of a work which has been this day so happily inaugurated. And, Mr. Chairman, permit me to express my sincere regret that you, to whom the city is so much indebted for the consummation of this great public improvement, are not to have any official supervision over its erection, but—as these stones are placed one upon the other, and as the beautiful design of the architect is developed; as its walls and columns and cornices are finished—let it be your satisfaction, as it will be mine, to feel that our humble efforts were instrumental in adorning our loved city with an edifice so graceful in its architectural proportions, and so perfectly adapted to the present and future wants of the government. And if now our hearts are saddened at the present gloomy condition of our country, let us still cherish the hope that when these walls shall be crowned with its towering dome, we may see from the flagstaff upon its summit the glorious flag of our nation waving

over it as the emblem of a restored and reunited country.

The band then played the "Star-Spangled Banner," and the ceremonies were concluded with a benediction by the Rev. Mr. Greenwood.

DESCRIPTION OF THE BOX, PLATE, AND OTHER ARTICLES
DEPOSITED UNDER THE CORNER-STONE OF THE NEW
CITY HALL.

The box is made of sheet-copper, tinned inside and outside, and is thirteen inches square by four inches in height. In this box the annexed list of articles are enclosed:

1. A silver plate, measuring ten and three-fourths inches by seven and three-fourths inches, upon which the following is engraved:

THIS CORNER-STONE OF A BUILDING,
FOR THE USE OF THE VARIOUS DEPARTMENTS OF THE
Government of the City of Boston,
Was laid on the 22d day of December, 1862,
BY HIS HONOR,
JOSEPH M. WIGHTMAN, Mayor.
Assisted by the
MOST WORSHIPFUL GRAND LODGE OF FREEMASONS OF MASSACHUSETTS.
M. W. WILLIAM D. COOLIDGE, G. MASTER.

City Government for 1862.

Mayor.

JOSEPH MILNER WIGHTMAN.

Clerkmen.

THOMAS P. RICH.

THOMAS C. AMORY, JR.

JAMES L. HANSON.

SAMUEL R. SPINNEY.

GEORGE W. PARMENTER.

JOHN F. PRAY,

ELISHA T. WILSON.

FRANCIS RICHARDS.

JOSEPH L. HENSHAW.

JOSPEH F. PAUL.

CALVIN A. RICHARDS.

OTIS NORROSS.

*Common Council.*JOSHUA D. BALL, *President.*

JOHN W. LEIGHTON,
 CORNELIUS MURPHY,
 DENNIS BONNER,
 MATTHEW KEANY,
 ALBERT BOWKER,
 RICHARD BEECHING,
 GEORGE HINMAN,
 AUGUSTUS REED,
 JOHN C. TUCKER,
 PHILIP O'DONNELL,
 BERNARD CULLEN,
 JOHN GLANCY,
 SELDON CROCKETT,
 ELIAS E. DAVISON,
 BENJAMIN F. EDMANDS,
 DANIEL H. WHITNEY,
 JOHN S. PEAR,
 JOSEPH A. BROWN,
 LINUS M. CHILD,
 MICHAEL F. WELLS,
 DANIEL DAVIES,
 WILLIAM E. BICKNELL,
 GEORGE P. CLAPP,
 GEORGE O. SHATTUCK,

JABEZ FREDERICK,
 CHARLES J. McCARTHY,
 JAMES RILEY,
 HENRY W. FOLEY,
 JOSEPH BUCKLEY,
 JOHN S. TYLER,
 MORRIS C. FITCH,
 WINSOR HATCH, 2D.,
 WILLIAM CARPENTER,
 FRANKLIN H. SPRAGUE,
 SAMUEL G. BOWDLEAB,
 WILLIAM H. IRELAND,
 JOEL RICHARDS,
 LORING B. BARNES,
 CYRUS HICKS,
 HORACE B. FISHER,
 WILLIAM B. FOWLE, JR.,
 JOSHUA D. BALL,
 JOHN C. FALLON,
 LUCIUS A. CUTLER,
 SUMNER CROSBY,
 GEORGE W. SPRAGUE,
 HENRY A. DRAKE,
 STANLEY GORE.

Committee on Public Buildings.

FRANCIS RICHARDS,
 SAMUEL R. SPINNEY,
 JOSEPH F. PAUL,
 DANIEL DAVIES,

JOHN C. TUCKER,
 JOHN W. LEIGHTON,
 JOHN C. FALLON,
 GEORGE W. SPRAGUE.

GRIDLEY J. F. BRYANT AND ARTHUR GILMAN, *Architects.*SAMUEL C. NOTTAGE, *Superintendent of Public Buildings.*SAMUEL F. McCLEARY, *City Clerk.*D. BRISCOE, *Engraver.*

2. Message of the President of the United States to Congress,
 December, 1862.

3. Reports of the Secretaries of the Treasury, of War, Navy,
 and Interior, 1862.

4. Massachusetts Register, 1862.

5. City Charter and City Ordinances.
6. Boston Municipal Register for 1862.
7. Map of the City of Boston, revised to 1861.
8. Inaugural Address of the Mayor, January 6, 1862.
9. Report of the Committee on new City Hall, 1862.
10. Report of Committee on Boston Volunteers, 1862.
11. Annual Report of Boston Board of Trade, 1862.
12. Two Semi-Annual Reports of the Superintendent of Schools, 1862.
13. Annual Report of the Trustees of the Public Library, 1862.
14. Annual Report of the Chief of Police, 1862.
15. Annual Report of the City Auditor, 1862.
16. Oration before the City Authorities, July 4, 1862, by Hon. George T. Curtis.
17. Boston Almanac, 1862.
18. Boston newspapers, December 20, 1862.
19. A sealed glass bottle, containing two United States Treasury Notes of the denominations of one and two dollars; Postal Currency of fifty, twenty-five, ten, and five cents; also a Treasury Note of the "Confederate States of America," of the denomination of twenty dollars, a United States Cent of 1862, and an impression from the City Seal.
20. A photographic outline View of the new City Hall.

The box containing the foregoing articles is hermetically sealed, and then put inside another copper box fifteen inches square and six inches high, which is also closed hermetically, after filling the space between the two boxes with dry pulverized charcoal. The cavity in the stone which received the box, is eighteen inches square and eight inches high.

MAYOR LINCOLN'S ACCESSION TO OFFICE.

At the commencement of the year 1863, Mayor Wightman, to whose zeal and industry (ably seconded by the efforts of Alderman Francis Richards, Chairman of the Committee of Public Buildings, and Councilman Daniel Davies,) the city had been mainly indebted for bringing this long vexed question to a successful close, retired from office, and was succeeded by Honorable Frederic W. Lincoln, Jr. The inaugural address of the new incumbent contained the following reference to the work :

“ One of the most impressive circumstances of the services of to-day is the fact that probably this is the last city government that will be organized within these walls. The multiplied municipal interests of our growing city has demanded for some years greater accommodations for its public offices than the present building affords. The expediency of erecting, in this time of war, a new building, has not been left for us to decide, but has been determined by our predecessors. Plans have been drawn, contracts have partially been made, and, in fact, a building has actually been commenced to take its place. It is our duty in good faith to carry out what has been left unfinished by others ; but if we have “ entered into their labors,” it should be with a clear understanding of what they proposed to do, and the means which they have appropriated toward its end.

In examining the order for the erection of the build-

ing. I find that the committee are directed "to erect a City Hall, at a cost not exceeding the sum of one hundred and sixty thousand dollars." That a building can be erected for such a sum, I have my doubts; and I am confirmed in this belief by the contracts already made. These only include granite, masonry, carpentry, iron-work, and taking down the old building, and amount to \$144,300.

Plastering, copper-work, carving, plumbing, heating apparatus, painting, glazing, marble-work, gas-fixtures, fitting up offices, services of architects, and furniture, have not been contracted for, and have been estimated by competent judges at \$123,800. This sum, added to 144,300, makes a total of 268,100, which must approximate toward the real cost of the work. To this may be fairly added the cost of removal, and rents which the city will have to pay while rebuilding, amounting to ten or twelve thousand dollars. I have deemed it my duty to bring this subject to your early consideration, so that we may definitely know, at the outset, the cost of the edifice, and not be subject to the continual annoyance of new loans to carry on or complete the work."

The above portion of the Mayor's address was referred to the Committee on Public Buildings for their consideration, and on the 30th of March, they made the following

REPORT.

The Committee on Public Buildings, to whom was referred so much of the Mayor's address as related to

the cost of finishing the new City Hall, have considered the same, and submit the following report:

During the year 1862 contracts were made for the hammered stone, the mason's work and carpenter's work, which amounted, in the aggregate, to about \$150,000, which, being deducted from the original appropriation, left a balance of \$10,000. The Committee have given the plans a careful examination to satisfy themselves as to whether any changes from the original plan are necessary, or expedient, to render the building more substantial and desirable and better adapted to the purposes for which it is designed; and after many meetings and much consultation they are unanimously in favor of making the following changes, the advantages and cost of which they respectfully present. 1. To place all the apparatus for heating the entire building, and the fuel for the same, in a cellar occupying the central portion of the North or Court Square front, thus leaving the entire basement for offices and for such other purposes as it may be appropriated to, and removing all the dirt and dust and other objectionable features of the heating department entirely out of view. 2. To make all the floors, from the basement to the third story inclusive, of brick and iron, thus rendering the building nearly fire-proof in the principal stories, and giving it a character of security and permanency in keeping with its objects. The cost of excavating and building a cellar as recommended will be as per estimates, including an iron and brick floor, \$7006.00. The cost of making the other

three principal floors entirely of iron and brick will be as per estimates \$26,000. The whole cost of effecting the changes of the original plan recommended by the Committee will thus be \$33,006. There remain to be contracted for, to complete the building, the plastering, plumbing, painting and glazing, stairs, roof covering, copper gutters, heating apparatus, marble and filing, safes and iron cases, gas fitting, ventilators, and other items, all of which have been carefully calculated at such prices as prevail at this time, but many will not be needed for at least one year. The Committee are of opinion that it is for the interest of the city to defer contracting for those matters which will not soon be required; but, as much of the work should be contracted for at once, and as it is necessary that the contractors for the masonry and carpentry should be early informed of any changes that are to be made, the Committee respectfully request such an addition to the appropriation as will furnish them with the means to carry out the changes recommended, and to execute the additional contracts which ought to be made the present year. They therefore ask the passage of the accompanying order.

JOSEPH F. PAUL,
SAMUEL R. SPINNEY,
L. MILES STANDISH,
DANIEL DAVIES,
JOHN W. LEIGHTON,
GEO. W. SPRAGUE,
NATHANIEL ADAMS,
WILLIAM W. WARREN,

Committee on Public Buildings.

Ordered: That the Treasurer be, and he hereby is authorized to borrow, under the direction of the Committee on Finance, the sum of one hundred and forty thousand dollars, the same to be added to the appropriation for a new City Hall.

The order was passed unanimously by both branches of the City Council.

On the 1st of March, 1865 — the work meanwhile having progressed with great thoroughness and care under the direction of Alderman Davies, Chairman of the Committee on Public Buildings during this and the previous year — an additional appropriation of one hundred thousand dollars was asked for to defray the expenses of completing the Hall. The request was granted.

On the 27th of March, 1865, the following order was passed by the City Council and approved by the Mayor:

Ordered: That the Committee on Public Buildings be, and they are hereby ordered to report to the City Council the amount of money that will be required to finish the City Hall, and when the same will be completed and ready for occupancy.

In compliance with the above order, the Committee on the 3d of April, 1865, made the following

R E P O R T.

The Committee on Public Buildings who were ordered to report to the City Council the amount of money that will be required to finish the City Hall, and when the same will be completed and ready for occupancy, have considered the subject, and respectfully report, that it is

the opinion of the Committee that the amount asked for by them, viz., one hundred thousand dollars, will be sufficient to finish the building, including the fencing and grading, and a part of the furniture ; but that it is difficult to make at this time an accurate estimate of the cost of furnishing. The Committee believe, however, that another appropriation of twenty-five thousand dollars will be sufficient to furnish the building complete. Some of the rooms will be occupied by the first day of July next, and the whole building will be completed and ready for occupancy by middle of September next.

DANIEL DAVIES,
L. MILES STANDISH,
GEO. W. SPRAGUE,
NATHANIEL ADAMS,
WILLIAM W. WARREN,
CHARLES R. McLEAN,
NATHANIEL MCKAY,
NAHUM M. MORRISON,

Committee on Public Buildings.

The report was accepted.

The following order was approved by the Mayor,
July 14, 1865 :

Ordered: That the Committee on Public Buildings, under the direction of his Honor the Mayor, be directed to make all necessary arrangements for the dedication of the City Hall during the present municipal year, and that the expense attending the same be charged to the appropriation for the City Hall.

In conformity with the foregoing order the Committee on Public Buildings, with the advice of the Mayor, appointed the 18th of Sept. (the 17th being Sunday), for the dedication of the building.

On the eleventh of September, 1865, it was ordered by the Board of Aldermen, "That a message be sent to the Common Council proposing that a Convention of the two branches of the City Council be held at the Common Council Chamber, in the new City Hall, in School Street, on Monday, the eighteenth instant, at 12 o'clock, M., for the purpose of celebrating, with appropriate ceremonies, the completion of the new building."

The formalities for the dedication of the new building, which took place on the 18th September, 1865, were as follows:

THE DEDICATION.

THE DEDICATION.

On Monday, September 18,* 1865, at 12 o'clock, M., a joint convention of both branches of the City Council was held in the Council Chamber, at the new City Hall, for the purpose of dedicating the building to the use of the city government of Boston. Upon taking the chair, his Honor the Mayor stated the object of the meeting, and called upon Alderman Daniel Davies, the Chairman of the Committee on Public Buildings, who had charge of the work, to proceed in discharge of his official duty.

Alderman Davies then came forward and made the following remarks :

MR. MAYOR: It becomes my duty, as Chairman of the Committee on Public Buildings, to surrender to you, the chief executive officer of this city, this building, which has been erected by the direction of the City Council for the purpose of a City Hall.

On the first day of July, 1862, the orders were received by the Committee, directing them to erect suitable buildings for a City Hall. During the fall and

* The seventeenth of September, the anniversary of the foundation of Boston, occurred on Sunday, and the services were postponed, therefore, until the next day.

winter of 1862, the contracts were made for the excavation, the stone-work, masonry, and carpentry. A portion of the foundation being ready on the twenty-second day of December, the corner-stone was laid, which finished the work for that year. Early the next spring, the work was recommenced, and it has been constantly prosecuted to the present time. As a full description, with plans of the building and grounds, the names of the contractors, and portions of work performed by each, and the expense of the work, will soon be printed in detail, it is unnecessary to give them at this time.

Although considerable work yet remains to be done, it was thought best by the Committee that the building should be formally dedicated on this day,—the anniversary of the foundation of the town of Boston.

And now, Mr. Mayor, under the direction and in behalf of the Committee on Public Buildings, I surrender to your charge this building, and deliver to you this key, which controls its entrance.

To these remarks the Mayor responded as follows:

MR. CHAIRMAN: As the representative of the Executive Government of Boston, it is my duty, as well as my privilege, to receive from your hands this key, as a formal delivery of this beautiful edifice. The peculiar felicity of the Committee on Public Buildings is, that their work appears in tangible form; it is not placed upon file, or bound up with the City Documents, but appears in our public streets, and while ministering to the wants of the people, gratifies the taste and embellishes and

ornaments the city. The degree of opulence and wealth which a community has attained is indicated by the character of its public buildings; and although the useful purposes to which they are devoted are of more vital consequence than their mere form, yet the harmonious combination of the practical with the beautiful carries with it a higher illustration of the culture and refinement of the people. It has been your privilege, together with that of your associates, in addition to the usual work committed to your charge,—such as the building of public stables and engine houses, police stations, hospitals, and school-houses,—to be called upon to superintend the erection of this crowning glory of municipal architecture,—an edifice wisely adapted to the official and business purposes of the government, and also an expressive and imposing structure, typifying by its costly and elaborate embellishments the dignity and relative rank of our city. It is a subject of just pride to our citizens that within a few years there has been a marked change in the outward appearance and style of all classes of our buildings. The stranger, who from time to time visits our metropolis, must be impressed with the architectural progress which has been made in the character of our private dwellings, as well as those devoted to science and art, and to the worship of Almighty God.

While public-spirited individuals have united their means for the erection of many elegant structures appropriated to the institutions which bless our people, the city itself, through its municipal authorities, has not been negligent of its duty in this respect.

Whatever difference of opinion may have existed as to the expediency of erecting a new City Hall at a time when the dark cloud of civil war was hanging over the country, yet its completion is celebrated when the bright beams of peace are cheering the hearts of the people. As the work on the magnificent Capitol at Washington, in which the National Council holds its sessions, still resolutely went on during the dark period, so we, with an unfaltering faith in the success of the country's cause, abated not one jot or tittle in our original design. The inflation of the currency and other circumstances may have swelled the figures on our Treasurer's books, but we believe we have presented to our constituents a building worth all it has cost.

For the patient assiduity and skilful manner in which you, Mr. Chairman, and your associates of the Committee, have discharged the special duties incumbent on your official position, I have no doubt you will receive the thanks of our citizens. This building will long remain a memorial of your devotion to the public service, and a monument to the taste of the architects who designed, and the faithful Boston mechanics who have been engaged in its erection.

As the organ of the city government, I cheerfully receive it from your hands, with sincere congratulations on the near approach of the consummation of your labors in its behalf.

Rev. Chandler Robbins, D. D., pastor of the Second Church, offered the following

PRAYER.

Almighty and most merciful God, our Father which art in heaven, hallowed be Thy name! We would come together for the first time into these goodly halls with devout acknowledgments of Thy glory and Thy goodness, and of our dependence and obligations.

We adore Thee as the Architect and Owner of the heavens, and the earth, and all things which they contain. Remembering that "except the Lord build the house, they labor in vain that build it," we would thank Thee that Thy providence has worked together with those whose skill and strength have reared this edifice; that while stone has been laid upon stone and beam upon beam, no hostile power has marred the work or destroyed the workmen. We thank thee that by Thy favor it stands complete, and that the various officers of our municipal government are permitted, under such auspicious circumstances, to take possession of its ample and commodious apartments, and to dedicate them to their public uses. May they come into its unpolluted walls with clean hands and pure hearts, with new purposes of fidelity, and new interest in all that concerns the welfare of our city and its inhabitants.

We thank Thee for all the historic recollections, both of civic and national interest, which this occasion revives. We thank Thee that Thou didst lead our pilgrim ancestors across the ocean, and guard and guide them, while with toils and prayers they laid the foundation of this city, and of a new empire in the west. We thank Thee for their faith and their piety, their patience and their trust, their love of liberty and respect for

law, their fidelity to conscience, their political wisdom and their practical energy, for all those qualities which fitted them for the successful performance of the work which Thy providence laid upon them, and the fruits of which we are this day enjoying. We thank Thee for all and each of those wise and faithful men, in the long line of their successors, who, in their respective generations, have contributed in any way to promote the true prosperity and establish the fair fame of Boston. The whole history of our city is one continued record of Thy favors. May we not be ungrateful. May we not be unworthy of such a past. May we not be forgetful of the hand that has built us up and the mercy that has blessed us. Let us emulate the virtues and public spirit of our fathers, and not through pride and impiety fall away from honoring and serving our fathers' God.

As our thoughts revert on this anniversary to the adoption of that Constitution which formed the basis of our national union, we would with one accord offer our thanksgivings and supplications in behalf of our country. We would remember with gratitude how Thou didst watch over the infant Republic, and protect it from foreign enemies; how Thou didst enlarge its borders and increase its greatness; how Thou didst nourish and defend it till it took its place among the leading nations of the earth; and when, in these latter years, intestine discord threatened its destruction, how Thy Right Hand and Thine Arm saved and delivered us. We thank Thee, O gracious Lord, that Thou hast brought us out of all the horrors and miseries of a fratricidal war, and art cheering and comforting us with

the blessings of reviving peace. Oh, grant, we beseech Thee, that it may be a righteous and permanent peace. As we lay aside the weapons of warfare, dispose and help us to put away from us forever those lusts and iniquities which were the cause of the war, and which would be a perpetual source of future discord and calamity. Taught by the bitter discipline through which we have passed, may we become a wise, just, and Christian people.

Bless, we entreat Thee, the President of the United States. Enlighten his mind, that he may discern what is for the true interest of the Republic. Enlarge and purify his heart, that he may be both liberal and just. Strengthen his hands, that he may firmly execute the laws and vigorously carry into effect wise and equitable measures for the reconciliation and reconstruction of our disordered nation. Endue the members of his Cabinet, and all who are connected with the administration of the National Government with understanding and virtue. Discarding selfish ambition and party prejudice, may they work together faithfully and successfully, with one mind, and in the fear of God, for their country's good.

And now, O God, we would humbly and fervently commend to Thy continued protection and favor our beloved city; its Chief Magistrate, and all the members of its government, and all who are associated with its service; its institutions of learning, science, charity, justice, and religion; the interests of its trade, commerce and industry, and all the instruments and elements of its prosperity. Save it from those things which divide, corrupt, and disgrace a people; save it

from luxury, intemperance, faction, infidelity, and every form of vice and ungodliness. May it be the home of order, concord, health, intelligence, and humanity; of all the virtues which ennoble, the arts which adorn and refine, and the Christian faith and piety which exalt a city.

Let this edifice, dedicated and set apart to municipal services and duties, be a centre of good and salutary influences. Here may men of integrity, discretion, and practical ability, consult harmoniously, legislate wisely, and act impartially, for the public good. May it stand for many years a tower of defence as well as an ornament. As it shall become venerable from age, may it become more and more venerable from association with the worthy names and faithful services of those who shall have occupied it. And, long after its walls shall have crumbled, may the spot on which it stands be surrounded by the abodes of a prosperous and Christian people.

O God, in Thy great mercy, accept these our thanksgivings and prayers, forgive and cleanse us from our sins, and help us to live to Thy glory. May all the kingdoms and inhabitants of the world be blessed with the knowledge of Thy truth and the experience of Thy saving health. Give to Thy dear son Jesus Christ, our Lord, the sceptre of the nations, that he may reign over them in righteousness and peace. In him may our prayers be heard, our offerings be accepted and our works blessed, and through him we will render unto Thee all praise and glory forever. Amen.

The Mayor then delivered the following address:

A D D R E S S O F T H E M A Y O R ,

FREDERIC W. LINCOLN, JR.

GENTLEMEN OF THE CITY COUNCIL, AND FELLOW-CITI-
ZENS: We are assembled on an occasion which will
hereafter mark an important era in the municipal his-
tory of Boston. We have met this day to dedicate,
with appropriate ceremonies, a new building to be
devoted to the local administration of the affairs of this
city. On this two hundred and thirty-fifth anniversary
of its civic birth, our minds are naturally and fondly
carried back through the stirring events of these many
years. The long procession of noble men, who have
given it a name and character, again passes on the stage
before us. We watch with intense interest the move-
ments of the fathers of the town, who, self-exiled from
the land of their birth and the sepulchres of their
ancestors, landed upon these shores, and, building a
home for themselves and their little ones, laid the
foundations of a city which should be known and
honored through many generations. We would bow
in reverence to the motives which led them to form
this infant settlement. They were not mere adventur-
ers,—the cast-off mendicants from the Old World;
many of them were men of culture and education;

some with a fair share of worldly goods, all of an incorruptible integrity; yet they left the conveniences and comforts of their native land to found, upon the barren strand of a New World, a state where the privileges of civil and religious liberty, of which they had been deprived by arbitrary power, might be enjoyed by themselves and their posterity. The success which crowned their efforts is illustrated in every page of our annals, and is to be seen in our present condition and prosperity. Boston, the capital of Massachusetts Bay, through all its colonial and provincial existence, affords one of the best examples of the steady development and progress of civil freedom, culminating in the revolutionary era, when the sister colonies, espousing her cause, united in the Declaration of Independence, thus establishing the Republic of the United States, and introducing a new people into the family of nations.

Our local history commences with September seventh, old style, or September seventeenth, new style, 1630, when the Court of Assistants of Massachusetts Bay, then sitting at Charlestown, acting under a charter granted by Charles the First, ordered that this peninsula, which had heretofore been called Shawmut and Trimontain, should take the name of Boston. Such were the peculiar associations connected with Boston in England, that the leaders in the enterprise had resolved, previous to embarking from their homes, that the chief town should be called by this name. Boston had been famous in the annals of the persecuted Puritans; a large portion of the company belonged to that city and the county of Lincoln, in which it is situated; and it is said

that the name was also considered as a compliment to the Rev. John Cotton, a distinguished clergyman of that place, who united his fame and fortune with them, and afterwards became the pastor of the First Church in the new settlement.

It was thus early decided, on account of its natural advantages, to be the capital of the colony. There were other places which had been settled previously, which had a claim to the distinction, such as Salem, Dorchester, Charlestown, and Cambridge, but its rapid growth and prosperity soon justified the wisdom of the selection. It was designed for a commercial town, was limited in extent, and was sometimes designated "Blackstone's Neck," after the first settler. Its greatest wants were wood and meadow land, so that those of the people "who lived upon their cattle" took farms in the adjoining country, which were granted to them for the purpose. It was feared by many that it would be no place for continued habitation, for want of a staple commodity; but, as early as 1647, her interests had become diversified; she not only raised from the earth and the sea enough for all her inhabitants, but had a large commerce with Virginia, Barbadoes, and the Summer Islands; with France, Spain, Portugal, and even with England.

Johnson says, in speaking of the colony of Massachusetts Bay, that "the maritime towns began to increase roundly, especially Boston, the which of a poor country village, in twice seven years it became like unto a small city, and is in election to be Mayor Town suddenly, chiefly increased by trade by sea." He also says, at an

earlier date, that “it is the centre town and the metropolis of this wilderness work, and its continual enlargement presages some sumptuous city.”

There is no clear account of the commencement of our municipal government. The records in the possession of our City Clerk do not give any light on the subject. The affairs of the colony and the town were so connected, as it was the seat of government, that probably at first the Governor and Assistants, the majority being inhabitants of the town, exercised all the powers that were necessary. Sometimes there appear upon the records, “Overseers of the Town’s Concerns,” or “persons chosen for the occasion of the town.” But in 1645 a regular Board of Selectmen was chosen, John Winthrop, that year acting as Deputy Governor of the Colony, being Chairman, and James Penn, one of their number, Recorder and Treasurer. As the town increased in population and wealth, frequent attempts were made by a portion of the inhabitants to secure for it the name and privileges of a city. As early as 1651 the subject was agitated; again in 1708, in 1762, in 1784, in 1815, and finally with success in 1822. The whole number of votes cast was four thousand eight hundred and eleven; the number in favor of the city government was two thousand eight hundred and five; the number against the project was two thousand and six. A charter was obtained from the Legislature, which received the signature of Governor Brooks, February 23, 1822, and was accepted by the people on the following fourth of March. The new government was organized at Faneuil Hall on the first of May, the Chairman of the

Selectmen, Eliphalet Williams, in an appropriate speech, transferring the powers of the old town organization to the Mayor, John Phillips, who delivered an inaugural address,— the oath of office being administered by Chief Justice Parker, and a prayer offered by the Rev. Dr. Baldwin, the senior clergyman of the town.

No single thing affords a better illustration of the character of the people of Boston than their long continued love for a democratic form of municipal organization. It was only when the population became so large that their interests suffered materially by the old customs, that they would consent to delegate the powers of the local government to a limited number of their own fellow-citizens. A watchful and jealous scrutiny of the conduct of their official servants is still a marked characteristic of Boston, and woe will befall our city when the great body of her citizens cease to take an interest in her public affairs.

You will not expect me, gentlemen, on an occasion like the present, to deliver an historical discourse upon so inspiring a theme as the annals of Boston, tempting though it be. I have alluded to the commencement of our town, because the associations connected with this anniversary required it, and in order that we may be reminded of the days of small things, and of the great contrast between the distant past, and the present of which we form a part. To the student of history, I verily believe there is no more interesting study to be found, than the record of the events which have made Boston what she is to-day. He will find that she has had a healthy and well-developed progress in everything

which promotes the welfare of civilized man,— the cause of religion and morals, education and science, commerce and industry, good order and social happiness. While the machinery of town government, based upon the example of the mother country, was followed so far as it suited her condition, yet better methods and additional institutions were organized, more wisely adapted to the character and prospective wants of the people.

The stirring events which made her name famous in the revolutionary era have somewhat overshadowed her earlier history; but I contend that her career has been brilliant from the first; and her intrepid stand against the encroachments of arbitrary power at that time was but the natural consequence of that education and discipline which her people had been receiving for a century and a half in the defence of their colonial and provincial rights. There is not a more pregnant page in the records of the progress of mankind towards civil liberty than the part which our town took in that long struggle, in which she was finally defeated, when the original charter of Massachusetts Bay was taken from the colony, and it became a province of the King. Then commenced a new era in her history, apparently dark, but gradually lighting up as she successively combated and defied the several British governors, who, representing the prerogatives of the Crown, claimed her slavish allegiance, until she had the happiness of seeing the last of the loyal line forced to take his departure from the town, and sail down the waters of our beautiful bay with his mercenary troops, never more to return. The events of the revolutionary period are as familiar to us

as "household words." As Boston was the theatre where its great principles were earliest discussed and promulgated, so was its vicinity the scene of some of its most important engagements when an appeal was made to arms. The long struggle on other fields, and in different parts of the country, she sustained with men and means in a cheerful spirit; and when peace came, her people, and especially her mechanics, spoke with a resolution which could not be resisted, in behalf of the adoption of the Federal Constitution, which was the glorious consummation of the patriot's prayers, and the bright herald of the nation's prosperity. At the advent of the new government under Washington—the country saved by the valor of her sons, and the Union consolidated by the provisions of this immortal instrument—Boston again started on her onward course. Her representatives took a leading part in the National Councils, while her citizens at home embarked in new enterprises for the development of the commercial and industrial resources of the country. The keels of her merchant ships vexed the seas of every continent. Her capitalists made the streams of New England, as they descended to the ocean, work their passage as manufactories were planted on their murmuring courses. Her mechanics and artisans, invigorated by the new motives to labor which independence had secured, added new wealth to the community; and her professional men of every class gave a fresh lustre to science, and dedicated their learning to the advancement and elevation of mankind. In the history of the last half century, she has been in unison with the rapid progress and marvellous success

of our common country. Her wealth and population have increased with a healthy and steady growth. Often reproached as the representative of Ideas in advance of the public sentiment of the whole Union, she to-day is honored as never before, for her unflinching adherence to principle; and the Republic itself will not part with her fame or the renown of her great men, so long as it holds a place in the front rank of the constitutional governments of the world.

I must confess to you that, in the preparation for this occasion, among the multitude of subjects, I have found it difficult to so order my thoughts as to select the appropriate topics for consideration. The primary cause which led our ancestors to this place was religion; and it would be an interesting field of survey to trace the progress of religious thought and theological inquiry,— to see how, with the advance of years, the tenets of the older sects were liberalized and new churches planted and prospered, so that now, living in harmony, we have the representatives of all the denominations into which the Christian world is divided. Education was the stone upon which our fathers laid the foundation of their superstructure; and this interest has been so prominent through our history, that the modern friends of free schools have sometimes considered it our special token of regard, and other communities have gladly followed in the intellectual paths which we have marked out for ourselves. I believe it is generally acknowledged, that there is no large city in the world where the people of every class are so well versed in the common rudiments of knowledge; and certainly there is none, in comparison

with the population, where there are so many institutions devoted to the higher branches of scientific investigation, and to the encouragement of elegant literature and the fine arts. Institutions for charitable and philanthropic purposes have always been fostered, keeping pace with human wants and needs, so that hardly an "ill which flesh is heir to" is left neglected in the circle of our ministering agencies.

The glorious success of our national arms in crushing the late rebellion and extirpating that foul blot on the nation's character, which has so long been our reproach, will have an important effect on our commercial and industrial relations. Channels of business heretofore obstructed, or undeveloped, will soon open to the spirit of adventure or enterprise. Holding fast on those methods and objects of traffic which have been a source of her worldly success, Boston is destined to expand still more in this direction; and that prosperity which is based upon a mutual interchange of the commodities of the earth with the handicraft of man, can be anticipated for our city with the liveliest feelings of hope and cheer. A modern teacher of political economy has a maxim, that, "to increase the wealth of a people, you add to their power to bless the world." We, therefore, may rejoice from the highest motives, at all the signs of an affluent city which appear, if we constantly bear in mind that our duties correspond with the privileges we enjoy.

Another class of subjects pertinent to the occasion, if time would permit, would be a consideration of the various interests directly connected with the special prerogatives and duties of a municipal government. The

topographical changes which have taken place in the town since its settlement, have been as marked as any in its history. Commencing on a peninsula of about seven hundred acres, with its additional territory, mostly reclaimed from the sea, it is now not far from sixteen hundred acres; while East Boston and South Boston, now single wards, have each an extent of surface suitable for habitations and business purposes larger than the original town. Some of the prominent hills in the City proper have been levelled, and its creeks have been filled up. Many of its ancient streets, following the line of the shore, or creeping at the base of its original heights, or suiting themselves to the diversities of the surface of the soil, have been straightened and widened; and this is a work which must go on, to meet the new exigencies of a teeming and thriving population,—a prolific source of official business, and involving a large expenditure of the public money. Our harbor, naturally one of the most magnificent in the world, whose spacious and convenient waters were the very cause of the location of the town, has, through the ravages of the sea, been seriously impaired, and deserves the most careful management, especially in those schemes for the city's enlargement which an increasing commerce may require. When we consider the millions of people who are in the future to inhabit this continent, and are to form this energetic and busy nation, and recollect that the good harbors on the Atlantic coast, which connect us with the old world, can be counted on one's fingers, while this geographical fact presages that Boston will always hold an

important commercial position, yet it gives a new significance to this interest so vital to its prosperity.

The sanitary condition of our city, always a matter of concern with our ancestors, as is seen in their early appointment of a board of health, becomes more and more a subject of municipal care as population increases. The liberal supply and proper distribution of water, the fire department, which protects our dwellings and warehouses from the devouring element, the police, who shield us from the designs and acts of wicked men, the institutions where the vicious are incarcerated, or the unfortunate or the insane find their homes, the finances of the city, the construction of sewers, the paving and lighting of streets, the markets, cemeteries, hospitals, public library and schools, all these and kindred subjects afford themes of thought and comment, and are naturally forced upon our attention, as we sit together for the first time in a new building to be devoted to their management. But your patience would weary, and my strength would fail, in the attempt to give them that elaborate consideration which their merits demand.

As has already been stated, the first city government of Boston was inaugurated in 1822, at Faneuil Hall. Some of the municipal offices remained in that ancient edifice a number of years; others were located in what was then called the County Court House, the building formerly on this spot, in which the meetings of the Common Council were held. On the two-hundredth anniversary of the settlement of the town, September 17th, 1830, the old State House having been remodelled for the purpose, the different branches of the government,

which had previously been in separate buildings, took possession of it, and an address was delivered by the Mayor, Harrison Gray Otis. On the same day appropriate commemorative services, of a popular character, took place at the Old South Church, an address being delivered by Josiah Quincy, the second Mayor of Boston, and a poem by Charles Sprague. The city government remained in the old State House about ten years, when another change took place, and it removed back to this point, bringing with it other additional departments of the public service. The edifice was formally dedicated as a City Hall, March 18, 1841, by an address from Jonathan Chapman, then Mayor of the city. The corner-stone of the edifice in which we are now assembled was laid December 22, 1862,—the anniversary of the landing of the Pilgrims at Plymouth,—with appropriate Masonic services and an address by the Mayor, Joseph M. Wightman. This is the first building, therefore, which has been built and specially designed for municipal purposes; and the present government will have the satisfaction, before their term of office has expired, to see its administrative officers suitably established, with the best facilities for the accommodation of our citizens and the despatch of public business. We have no inspiring historical associations connected with this edifice, as had our predecessors, who occupied Faneuil Hall and the old State House; but the vicinity reminds us of the early past, as we look into the ancient burial-ground by our side, and recollect that Johnson and Winthrop, the fathers of the town, have, for upwards

of two centuries, been sleeping within its sacred enclosure; and that not far distant rest the bones of Hancock and Adams, and other patriots of another historical period. Nor can we forget that, on the very spot where the statue of Franklin is located before our windows, he played as a Boston schoolboy; and that within a stone's throw still stands the Old South Church, so redolent with the patriotic memories of other days.

We, and our successors in office, are to give this new building a name and character. May its symmetry and beautiful proportions be emblematical of the purity of life and elevated principles of those who shall occupy these seats, fill the several departments of public service, and manage the municipal affairs of this city! The past is secure. The general character of our government from the first has been a fitting representative of the reputation of our people. Few names upon our Municipal Register we could wish blotted from the roll, for no city has been more favored with faithful and devoted public servants. The most affluent in fortune, the highest in social position and culture, have deemed it an honor to participate in the conduct of our civic affairs, and citizens who had distinguished themselves in some of the most exalted national positions, have put on again the badge of office, and devoted their time and talents for the promotion of the city's welfare. We have seen in other large municipalities, paradoxical as it may appear, that those citizens who have the most at stake, and whose fortunes and happiness are dependent in a great measure upon good

government, are the very ones who take the least interest in their local affairs, and those who would have exerted the best influence, on account of their intellectual gifts or moral character, shrink, as from pollution, from the discharge of those duties which they cannot neglect without detriment to the public weal. A municipality is formed to organize order, to afford protection to persons and property, and to secure the blessings of peace and prosperity to a community. These can only be accomplished by the active and zealous interest of the best men. They should occasionally take office themselves, when their services are needed; and they should always watch with a jealous care the tendencies of public measures and the motives of those who originate them. If Boston has acquired any reputation in the conduct of her internal affairs, it is because her people have so distinguished themselves in these matters; and when it shall be otherwise, her glory will have departed, and she should give up the right of self-government, for she will no longer deserve the privilege. The pride which a Bostonian feels in his city, whether he was born within its limits or has made it his home by adoption, is justified by its past history, its actual condition, and its future prospects. Our business men are not, as in some other localities, mere seekers of fortune, temporary sojourners until that object is accomplished; but they are a part of the living community, identified with all its concerns, and looking forward to spending the evening of their days within its precincts, or within the influence of its cherished associations. Hence a public spirit is fostered,

which pervades every class and condition, which interests itself in every cause which will add to the good name and fame of the city, and which in the affluent is so often illustrated in the liberal endowments of our literary and charitable institutions.

In ancient times cities were established, under a different form of civilization, for mutual protection of the people, and were surrounded with walls and fortifications as a defence against a common enemy. Now, business is their mother, and while it is the chief interest and the greatest element in their outward growth, they become the great centres of mischief unless there is in the inhabitants a love of religion and virtue, and a taste for those objects of nature and art which enoble the mind and refine the character. I do not believe, with Jefferson, that "great cities are great sores," for I hold that municipalities were the first to be identified with the cause of popular liberty; but we may accept the remark as a warning, and endeavor to make our city the great fountain from which shall spread those influences which shall be for the healing of the nation.

In addition to the local associations connected with this day, it is well to remember that it is also the anniversary of the adoption of the Constitution of the United States. Sharing with the whole country in the blessings of the Union, no city has been more loyal than Boston, or has exhibited better proofs of its devotion to the National Government. The late infamous attempt to destroy the integrity of the Republic at once aroused her patriotism, and she proved, through the

long and protracted struggle, that the fires of liberty, kindled by the fathers, were still burning on her altars. Her sons went forth to the field of battle, or stood upon the decks of our naval ships, taking their lives in their hands for the common defence, while her daughters lent their ministering aid by the bedsides of the wounded and dying in the hospitals, or, remaining at home, comforted and cheered the absent by their timely contributions to their pressing needs. The old flag, whose beautiful colors have always mingled gracefully with the atmosphere which surrounds our habitations, now floats over a reunited country. Streaming in the free air as the representative of noble ideas and a great nationality, the best interests of humanity fostered and protected under its ample folds, its honor an absorbing passion, the people of Boston will be the last to submit to its humiliation, and with a resolute spirit will defend its fair fame, whether assailed by domestic traitors or foreign foes.

To-day, then, gentlemen of the City Council, on this double anniversary, with the associations connected with the memory of the ancestors who laid the foundations of this city, and the statesmen who framed the Federal compact which gave constitutional life to a nation, we appropriately dedicate an edifice for the home of municipal legislation. Its deliberative halls may never echo with the sublime eloquence which stirs the hearts of the people in senatorial chambers, or inflames their passions in the popular assemblies; the subjects of discussion may be prosaic, but their results will affect the happiness and comfort of many homes. We would

dedicate these walls to the cause of good order and good government; to a watchful care of the morals of the community; to a zealous stewardship of all its public interests! Let the narrow spirit of party and partisanship stop at the threshold and seek other theatres for the display of their intrigues! Let official power be considered a sacred trust to be exercised by the most worthy citizens,—the possessor himself the bright exemplar and representative of the highest standard of public virtue! Let wholesome laws and wise ordinances advance the material prosperity of our beloved city, and the personal welfare of all its inhabitants! And with a filial obedience to the commands of the Great Ruler of the Universe, in whose hands are the destinies of communities as well as individuals, may the prayer of the people be ever that on the city seal:

“Sicut patribus sit Deus nobis.”

As God was with our Fathers, so may He be with us.

DESCRIPTION OF THE BUILDING.

DESCRIPTION OF THE BUILDING.

The City Hall faces School Street, with a large and beautiful space in front, through the centre of which is a broad avenue, paved with North River flagging, leading to the principal entrance of the building.

On the left, as you ascend from School street, in the centre of the grass-plot, stands the statue of Franklin, with a gravel walk surrounding the base, for the inspection of the statue and the bronze bas-reliefs in the pedestal, which represent some of the principal events in the life of that great philosopher. The space on the opposite side of the avenue, as yet, remains unoccupied, and presents only a beautiful bed of green.

The distance from which the edifice can be viewed is too limited to give the most favorable impression of its harmonious proportions and outline; but even under this disadvantage it presents a grand and imposing appearance. European travellers, and persons from other cities of the United States, unite in the opinion that nowhere else on this continent can a municipal building be found of such elegance, and so well adapted for its designed use.

The fence in front of the building corresponds well with the dignified architecture of the edifice. It is

constructed of iron, supported by massive granite posts. Two central posts are fifteen feet in height, and the middle block in each weighs nine tons. These posts are pierced vertically for the introduction of gas-pipes to the lamps which surmount them. Between these posts is placed an ornamental gate of unique design, and at each side three guard posts are erected.

The face of the entire principal front of the building, and that of the west side, toward the cemetery, are of white granite, from the celebrated quarries of Concord, New Hampshire.

The basement on all sides, together with the trimmings of the rear and of the east side, upon Court Avenue, are of the same handsome material; while the ashlar or face of these two latter façades is of the stone from the old City Hall, which occupied a portion of the site on which the present edifice stands.

The exterior walls are backed with brick, and are vaulted between the facing and brick. With very few exceptions all the interior partitions are of brick, many of them containing air spaces which serve for the ventilation of the principal apartments.

The basement, first, second and third stories, are wholly fire-proof, their floors being composed of brick arches laid in cement, supported by iron beams. The staircase halls throughout every story are constructed in a similar manner, and with the stairs, which are of iron, are fire-proof.

The floors of the fourth, fifth and attic stories, are of the best burnetized timber construction. The roof is also of wood, covered with copper and slate.

The interior finish of the first or principal story of the building is in butternut. That of all the other stories is of pine, with the exception of counters, furniture, water-closet finish, etc., which are of oak, walnut, chestnut and butternut.

The grand entrance is from School Street into the first-story hall, which is paved with squares of black and white marble; and, as the visitor enters, he beholds the magnificent staircases, which are, perhaps, the most striking and effective feature of the interior. The construction of the risers and treads and outside stringer is of iron; the ornamental moulded face stringers, newels, rail and balusters, being of solid oak. The continuous platform, which forms the landing in each story, is carried on eight oak columns, covering an iron column within, the columns standing in pairs, fluted, and having rich Roman Ionic capitals carrying entablatures. The stairs diverge from the centre of the hall, opposite the main corridor in the first story, after rising ten steps, in two separate flights, to the right and left, and are continued thus, in a double flight, to the fifth story. Standing as they do, in a clear, unobstructed space of twenty-eight by seventy-two feet, and lighted above by five elaborately coffered and panelled skylight openings in the ceiling of the fifth story, at the height of ninety feet from the lower floor, the effect of these staircases is extremely spacious and imposing, and they are probably not equalled, either for dimensions or superiority of design and finish, by any in the country.

The corridor, leading from the School-street entrance to the staircase hall, is fourteen feet five inches in width.

In the wall, back of the first landing, and facing the vestibule, is a tablet of exquisite workmanship, composed of veined Italian Sienna and white statuary marble, upon which is placed the following inscription:

CITY HALL.

Corner-Stone Laid Dec. 22, 1862.

J. M. Wrightman, Mayor.

Dedicated September 17th, 1865.

F. W. Lincoln, Jr., Mayor.

G. J. F. Bryant and A. Gilman, Architects.

The original Report of the Committee of 1862 furnishes a full and particular description of the dimensions, arrangement, and intended uses of the building. Several changes in the distribution of the apartments having been made, however, during the progress of the works, the following account will serve to convey an idea of their nature and extent.

The sub-cellars of the building is used for a heating apparatus for the whole structure, and for the storage of fuel. The basement story is twelve feet in height in the clear, and has two commodious entrances on Court Square. In this story are two rooms for the Directors of Public Institutions and their clerks (contiguous to which is a spacious room for the reception of indigent persons); the office of the Sealer of Weights and Measures; the Soldiers' Aid Committee; the Superintendents of Hacks, Trucks and Pawnbrokers; the City Physician (two apartments); the Janitor; a repair shop for the fire alarm telegraph; a room for storing

tools used by workmen on water-works, and a large store-room. There are also two rooms for the Police Department,—one for searching parties under arrest and for storing stolen property, the other containing two cells, connected with the private office of the Chief of Police, above, by a spiral staircase. Water-closets and urinals in this story are also provided in an apartment by themselves.

In the first story are the offices of the City Treasurer (two rooms), connecting with which is a large brick vault, enclosing burglar and fire proof safes, the whole of the most massive construction; the offices of the Water Registrar and Water Board (three rooms); Overseers of the Poor (two rooms); Chief of Police and Detectives (two rooms); Assessors (one), and Auditor (two rooms). These apartments are all seventeen and a half feet in height, and afford ample space for the business to be transacted in them.

In the second story is the Mayor and Aldermen's room, forty-four feet four inches by forty-four feet eight inches, and twenty-six feet four inches in height, extending upward through the third story. In plan it is an unequal octagon, the four cardinal sides being considerably longer than the diagonal ones; each side is filled by a richly moulded arch, supported by coupled Roman Ionie columns and pilasters,—the columns finely executed, in close imitation of Sienna marble.

The ceiling is panelled to correspond with the outline of the walls, having rich centre pieces in the four principal panels, together with a large and very elaborate one in the centre.

Adjoining, on the left, is a lobby, containing a wardrobe for each Alderman, and water-closets and urinals. On this floor, are the offices of the City Clerk (three rooms — in one of which is located a brick vault for receiving all the volumes of records), Superintendent and Committee on Public Buildings, (two rooms), Clerk of Committees (one), City Messenger (one), City Registrar and Directors of Mount Hope Cemetery (two rooms), and one large committee room; also, the Mayor's private office and the office of his clerk. The rooms in this story, with the exception of the Mayor and Aldermen's chamber, are thirteen feet in height.

In the third story, which is twelve feet in height, are two rooms for the Internal Health Department, two for the Superintendent of Streets, one for the Milk Inspector, a private office for the Superintendent of Fire Alarms, two rooms in connection for the Superintendent of Sewers and Lands, two for the Chief Engineer of the Fire Department and Superintendent of Lamps, and three rooms for the City Engineer and his assistants.

The Common Council Chamber is located in the fourth story, directly over the Mayor and Aldermen's room. It is a square apartment, measuring forty-four feet eight inches on a side, and twenty-seven feet in height to the ceiling, which is octagonal. It has galleries on three sides, capable of seating two hundred and fifty persons. The galleries do not project into the apartment, but are constructed over the adjoining rooms and staircase gallery, and are entered from the fifth story. The walls of the attic and dome overhead are supported

by a range of ten handsome composite columns, standing on the line of the front balustrade of the three galleries.

The ceiling is coved and enriched with panels, ornamental drops, and other appropriate details.

The furniture in these two principal apartments, and throughout the building, was made specially for the places which the different articles were intended to occupy, from designs drawn under the direction of the Building Committee. In these designs beauty and elegance are combined with utility, and the fine effect of the different apartments is greatly enhanced by the blending of the variously colored woods and the appearance of harmony in all the arrangements. Indeed, the general impression which the visitor receives from a survey of the interior of this beautiful edifice, is in no small degree heightened by the elegant workmanship and unity of design displayed in this department.

Adjoining the Council Chamber is a dressing-room, fitted up with all the modern conveniences, connecting with which is a large conversation and committee room. There are on this floor two rooms for the Clerk of the Council; one for the Soldiers' Fund Association; one for the Harbor Commissioners; three for the School Committee, and two not yet appropriated. There is also a large room containing water-closets, urinals, wash-bowls, &c.

In the fifth story, within the roof, is a room for storing the older records of the Assessors; a store-room for the Auditor; a sleeping room for the watchmen; a large room for the storage of documents, and five rooms yet

unassigned, all elaborately fitted up for storing documents until needed for more important city purposes.

The attic, as has been remarked, is directly over the Common Council Chamber, and is surmounted by the dome. It contains the operating room of the Fire-Alarm Telegraph; two sleeping rooms for the employés, who are obliged to spend the principal part of their time in this lofty out-look; a library for the use of the operators during their leisure hours; a wash-room, and a store-room.

Going still higher, in the dome itself, is the battery room, thirteen feet five by forty-one feet nine inches, a repair shop, and a store-room.

A reference to the plans of the several stories, forming part of this document, will convey to the reader a clear idea of the location, dimensions, and uses of the various apartments, herein generally enumerated.

The dome is surmounted by a balcony, from which rises a flagstaff, whose height above the ground is two hundred feet. Four well-executed lions' heads look out fiercely from the corners of the balcony, and a magnificent gilded eagle surmounts the centre of its front.

It will be seen by the foregoing description that there is ample room in the new edifice to meet the prospective wants of the city for many years. After cutting off the outside rents, which have in some years been upwards of \$10,000, and for many years not less than \$7,000, and providing every important office with two or three rooms, as above enumerated, with a large number of committee rooms, there still remain eight or ten rooms for which at present there is no assignment.

We now proceed to give the names of the contractors, and others, who have contributed in a greater or less degree to the advancement of the work on the edifice.

The granite was furnished by O. E. Sheldon, Thomas Hollis, George Penniman, and E. C. Sargent, and was quarried from the celebrated "Rattlesnake Ledge," at Concord, N. H. Messrs. Wentworth & Co. furnished half of the marble chimney pieces. The remainder of the marble work, including the beautiful tablet before spoken of, was supplied by Bowker & Torrey. The North River tiles in the basement were supplied by Daniel C. Hutchinson, and the dressed North River flagging in front of the hall by Baldwin & Emerson. The iron floor-bearers were from the mills of the Phoenix Iron Co., of Philadelphia. The ornamental iron-work of the exterior and interior, (excepting fences and gates,) was supplied by J. W. Tuck & Co., and Messrs. Chase Brothers. All the other iron work, including fences and gates, was provided by George W. and F. Smith, with the exception of a portion of that for the stairs, which was supplied by Denio & Roberts. The glass was furnished by Tuttle & Gaffield; the gas piping by S. A. Stetson & Co.; the gas fixtures by S. A. Stetson & Co., Turner & Ware, Shreve, Stanwood & Co., and Bliss & Perkins; the wooden floorings by John W. Latherbee; the locks and door trimmings by Enoch Robinson & Co.; the general hardware by Brooks & Darling; the copper roofing by Charles S. Parker & Sons; the copper gutters and conductors by Hicks & Badger; and the lightning rods by William A. Orcutt. The bells and tubes are from the manufactory of S. W.

Fuller. The window shades were furnished by W. B. Ellis & Co., G. H. Cunningham & Co., and H. A. Turner & Co. The soapstone fixtures were supplied by George H. Foote and George W. Beach. The directories and signs were executed by H. F. Moore.

The contractors for the mason work were Messrs. Adams & Jacobs. Mr. Jonas Fitch contracted for the carpenter work, which has been executed under his constant superintendence and that of Mr. J. L. Fuller, for many years in the employ of Mr. Fitch. Under their direction were constructed the grand staircases. The plaster and stucco work was done by Messrs. Titus & Ripley. The painting has been done under a contract by Haven & Dexter. The glazing was performed by Weston & Putnam, the plumbing by Hawthorne & Loudon and William Trainer, and the carved work on the dome by McIntyre & Gleason. The seagliola columns, in the Mayor and Aldermen's chamber, are the work of Mr. Asa D. Morse.

In regard to the furniture, it is sufficient to state that nearly all the fixed articles, such as counters, &c., were made and put up by Mr. Fitch. The movable furniture, except that for the Mayor and Aldermen's room, was furnished by Stephen Smith and Joseph L. Ross. The movable furniture in the Mayor and Aldermen's room, the president's rostrum and the clerk's desk in the council chamber, the chairs for both chambers, and the furniture for the Mayor's private room, were furnished under a contract with Messrs. Boyce Brothers and Squires, and are the work of Messrs. Toussaint & Co.

The clocks in the various apartments are from the

manufactory of E. Howard & Co., and H. L. Foss & Co.

The carpeting has been supplied by Goldthwaite, Snow & Co., William E. Bright, Fowle & Co., Lovejoy and Co., John H. Pray & Co., Sweetser & Abbott, and F. B. Wentworth & Co.

To Messrs. B. F. Campbell & Co. belongs the credit of heating the new structure upon the principle of steam at low pressure, combining the best experience of all the various principles heretofore brought to the public notice.

The following gentlemen have served as sub-committees in immediate charge of the erection of the new hall since its commencement: In 1862, Messrs. Francis Richards, Daniel Davies, and John W. Leighton; 1863, Joseph F. Paul, Daniel Davies, and Nathaniel Adams; 1864, Messrs. Davies, Adams, and William Carpenter; 1865, Messrs. Davies, Adams, and Wm. W. Warren.

Mr. Joel Wheeler, employed by the city to superintend the construction of the building, has given his personal attention to the work daily throughout, until the full completion of the building. Mr. James C. Tucker, Superintendent of Public Buildings, in his official position, has aided, in conjunction with Mr. Wheeler, in advancing the work from day to day.

The excess of the cost of this building over the original estimates has been made a subject of remark in one or two of the public journals. But when we take into consideration the great additional value and security gained by the construction of fire-proof floors, and a sub-cellars for heating apparatus and fuel, as recommended in the report of the committee of March 30th, 1863,

together with the other alterations and additions recommended at that time, we shall be led to believe that this additional cost has been wisely incurred. To the great and unprecedented advance which took place in the price both of labor and materials during the progress of the building, in consequence of the war, must be referred a large, if not the greater part of the increase of cost on the books of the City Treasurer. Some of the contracts for iron, lead, copper, paints, glass, etc., etc., were necessarily made at a time when gold was selling from 260 to 280 in all our markets;— add this unexpected advance in prices to the cost of furniture, fences, and grading and laying out of grounds, and it will be found, on a fair comparison, that the cost of the building proper would hardly have exceeded the estimates of 1862, if taken at the then price of gold, and on the scale of values of materials and labor then existing.

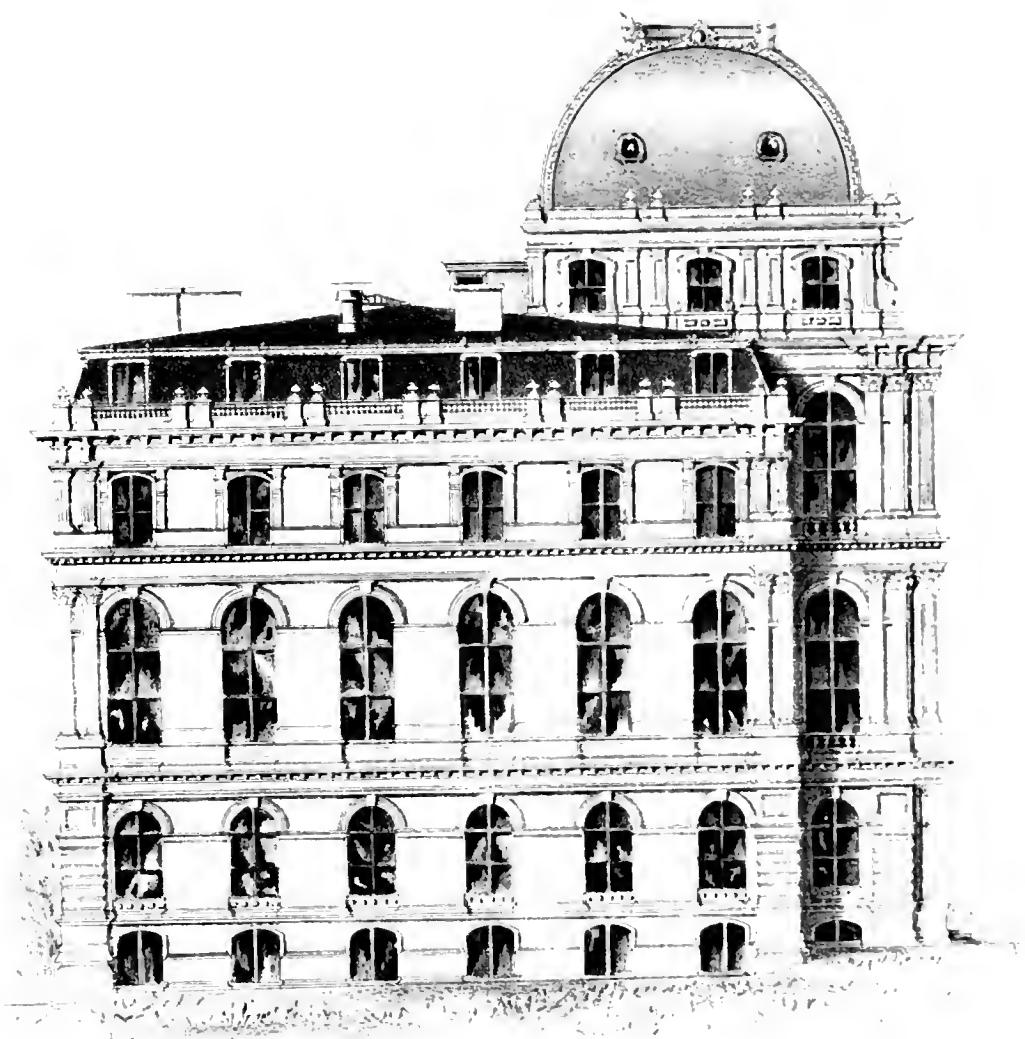
On the contrary, it is believed to be demonstrable that, in view of the conjunction of the causes already enumerated, this building has, in fact, been built with the utmost economy, and with a very close adherence to the original intentions of the committee who reported, and of the city government, who authorized its erection. It would be easy to show this in detail, were it necessary or proper to enter into an exact calculation, giving the items, the dates of contracting, and the price of gold at the time such contracts were made, as compared with the price ruling in the months of July and August, 1862. Reducing the cost to a gold standard,— scarcely departed from, it will be remembered, at the

date of the estimates alluded to,—and adding the extra cost and real value of the iron fire-proof construction and sub-cellars,—deliberately adopted upon the recommendation of the committee, as before mentioned, together with other important alterations and additions,—and it will be found that scarcely any discrepancy exists between the original expectations of the expense, and the actual footing up of all the items fairly to be included in the cost of the building itself. It was, of course, always to be understood, that such items as grading, fencing, and furnishing were not to be included in an estimate of mechanical work required in *erecting* the structure.

THE COST OF CONSTRUCTION AND FURNISHING IS AS FOLLOWS:

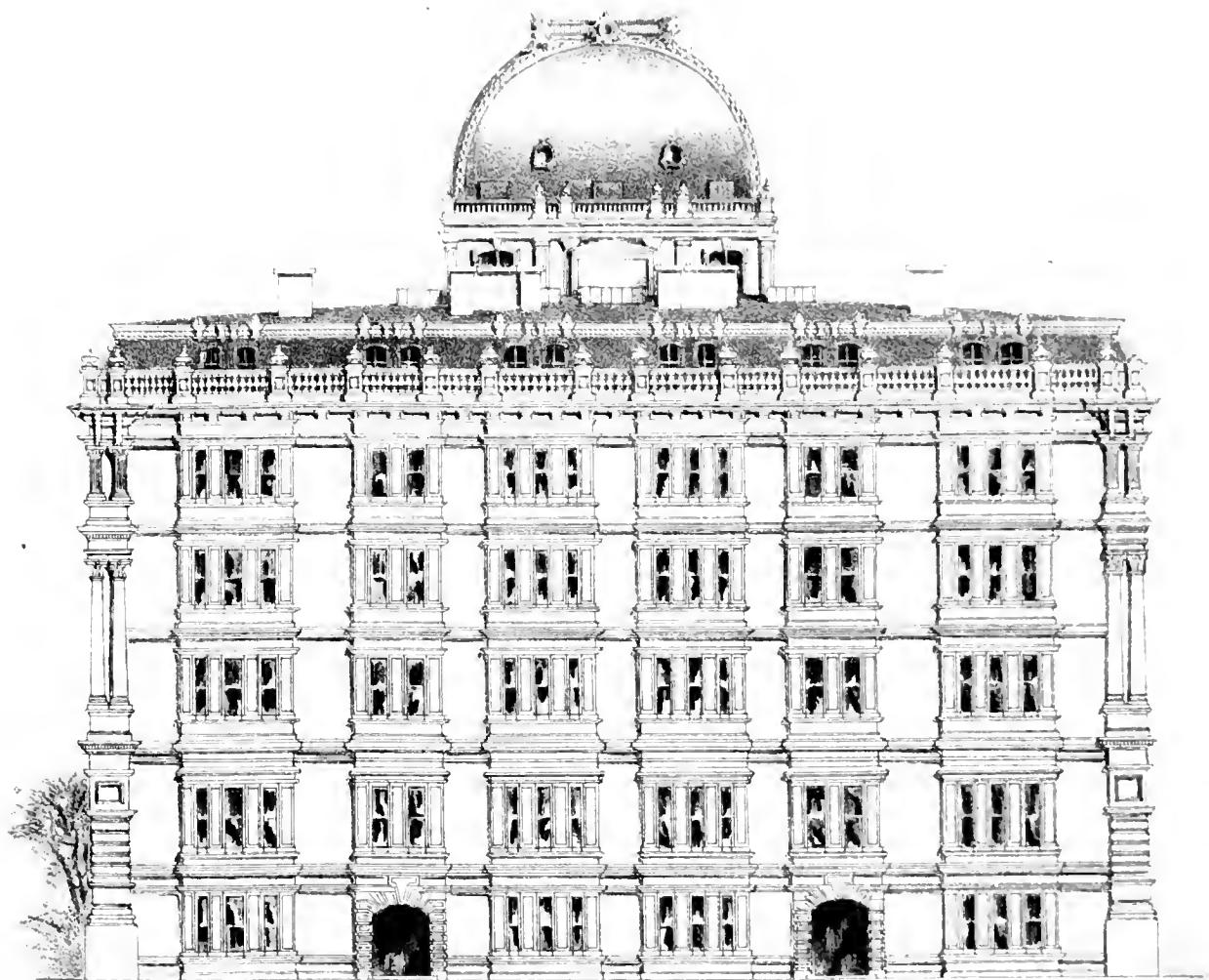
Plans, Designs and Models	\$. 11,177 00
Removing Old Building, Excavating, Carting and	
Grading Grounds	6,243 85
Dressed Stone and cutting the same	96,497 10
Mason Work, including setting the dressed stone	51,358 47
Iron Beams, Stairs, Fence, and Gates	65,237 30
Lumber, Carting and Burnetizing	4,555 21
Carpenter's Work, which includes all fixtures for	
Closets, Counters, &c.	100,131 37
Plastering and Stucco Work, which includes the	
Seagliola Columns	15,592 94
Heating Apparatus	22,525 36
Painting and Glazing	13,350 34
Marble and Soapstone Work, Tiling, &c.	9,720 51
Slating, Coppering and Copper Gutters	13,798 26
Window Glass	7,532 68
Plumbing	5,262 16
<i>Amount carried forward,</i>	<hr/> \$. 125,982 55

<i>Amount brought forward,</i>	.	.	.	.	.	\$425,982 55
Carving	.	.	.	.	.	1,939 50
Hard Ware and Window Weights	.	.	.	.	.	4,292 10
Gas Pipes and Fixtures	.	.	.	.	.	9,195 67
Lightning Conductors, Speaking Tubes and Bells	.					602 20
Superintendent of Construction	.	.	.	.	.	3,640 00
Fuel and Gas	.	.	.	.	.	4,049 90
Furniture and Carpets	.	.	.	.	.	51,829 75
Moving and Removing Franklin Statue, laying Cor- ner-Stone, and incidental expenses of Committee	.					3,659 75
Total	.	.	.	.	.	<u>\$505,191 42</u>



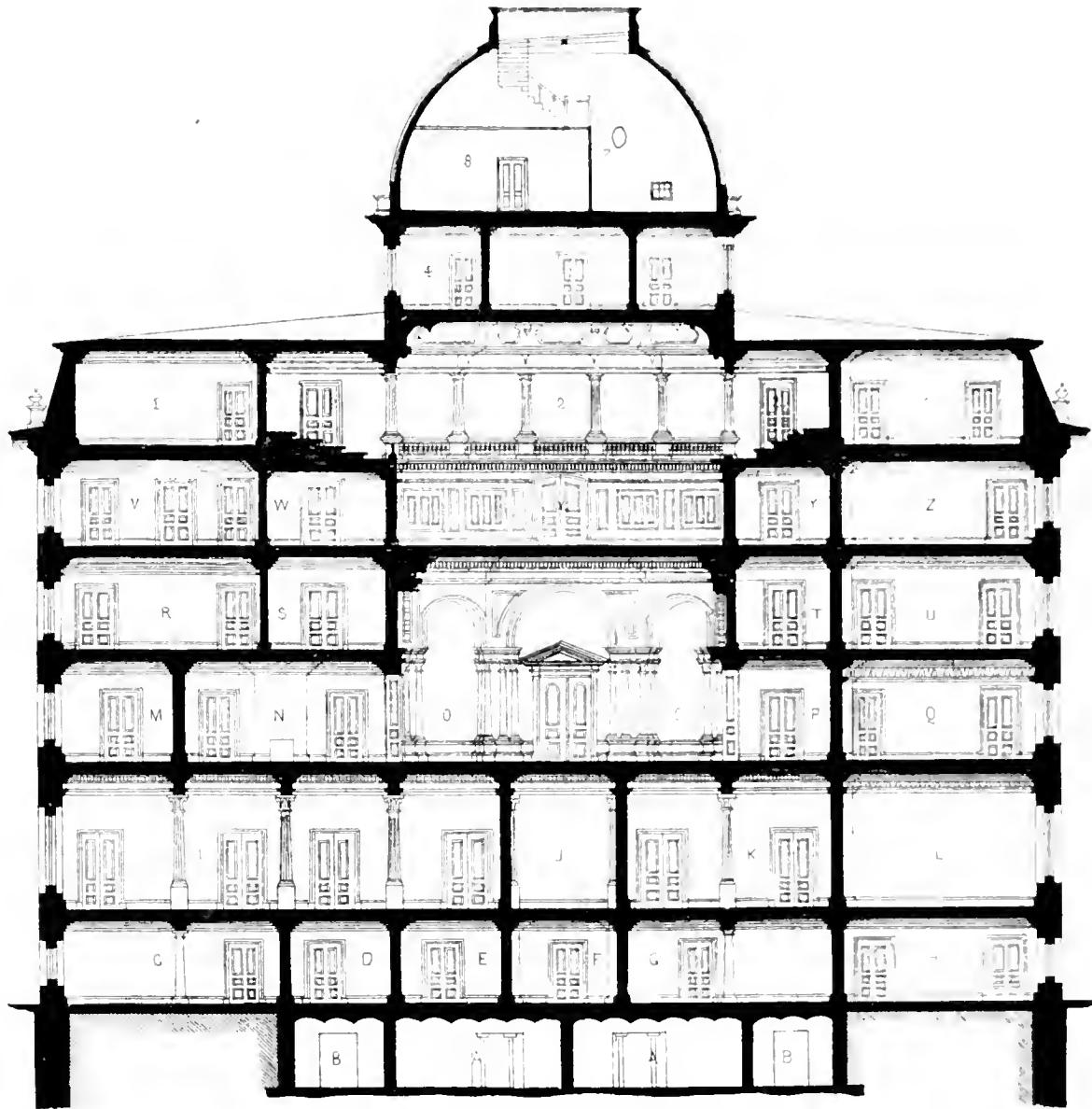
SIDE ELEVATION WEST

Point King - Mayo Building - 1881
24 x 36 Inch



J. R. Buttocks A. M. Boston

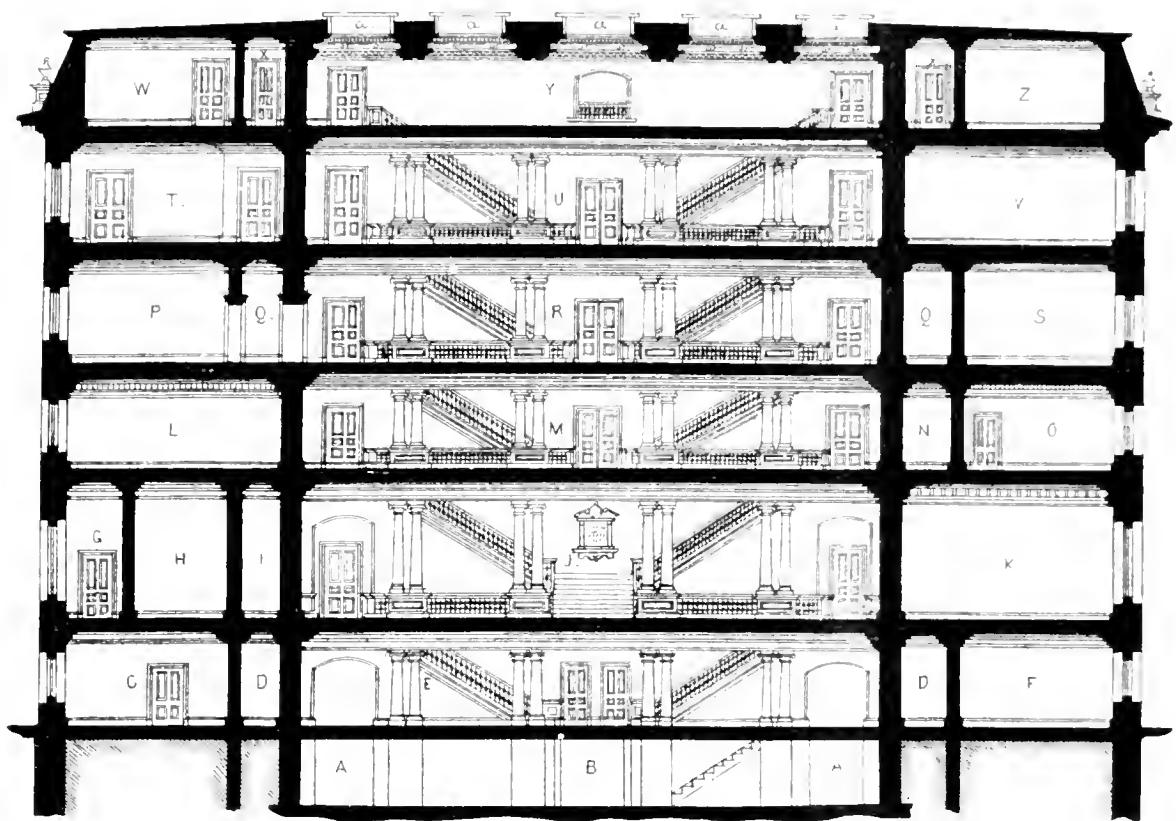
REAR ELEVATION



LONGITUDINAL SECTION.

1ST BASEM^T A. FURNACE ROOMS.
 B. PASSAGES
 C. PAUPERS' ROOM
 D. WATER CLOSETS
 E. OFFICE, FIREMEN & WATERBOARD
 F. STOREROOM
 G. JANITORS' OFFICE
 H. CITY PHYSICIAN
 I. TREASURER
 J. FRONT ENTRANCE HALL
 K. AUDITOR
 L. ASSESSORS
 M. CITY CLERK PRIV.
 N.
 O. MAYOR & ALDERMEN
 P. WATER CLOSETS
 Q. MAYOR

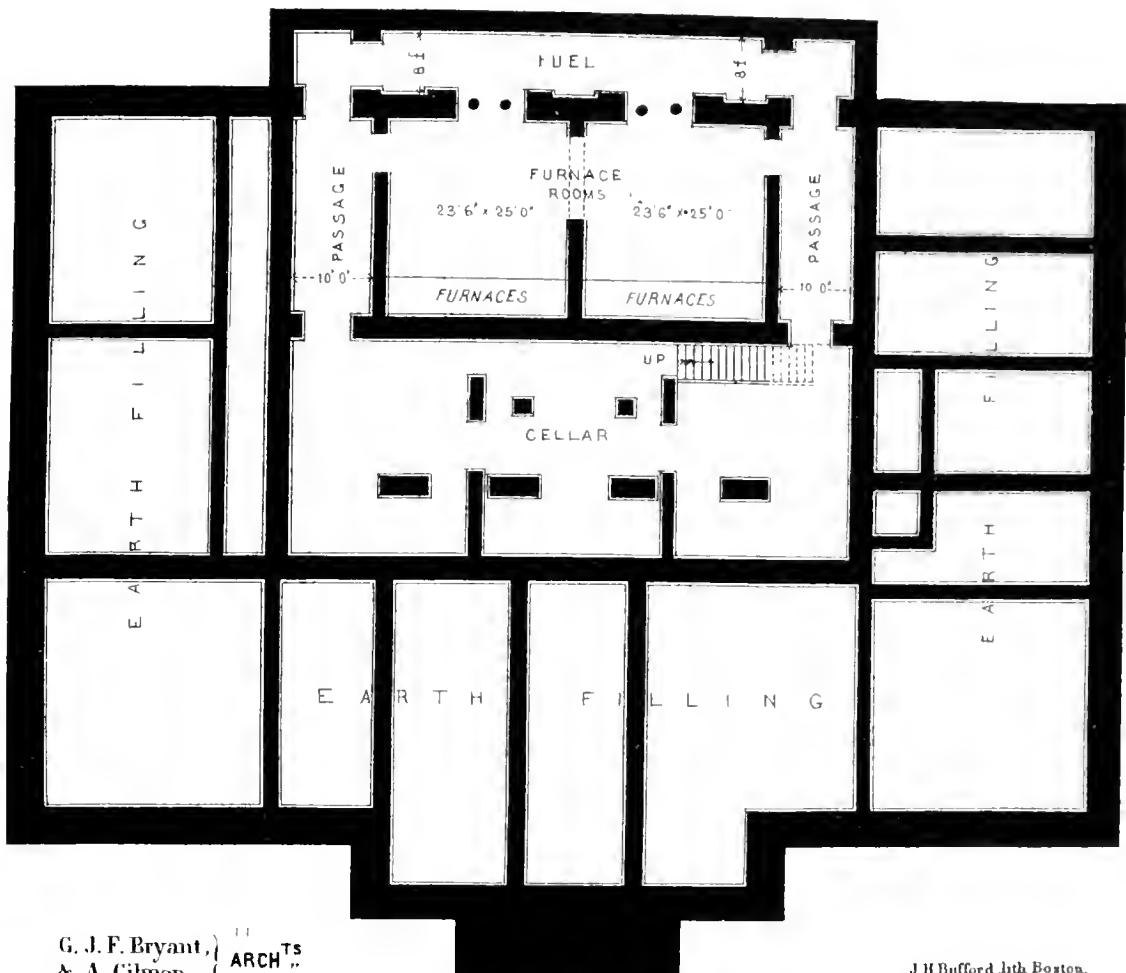
2ND STORY R. CHAMBER OF LAND & SEAS.
 S. FIRE ALARMS
 T. INSPECT. R. F. M. L.
 U. CHAMBER OF STREET
 V. CLERK OF COMMUNION
 W.
 X. COMMON CHAMBER
 Y. FIRE MEMBER F. C. N.
 Z. COMMITTEE ROOM
 3RD STORY 1. UNOCCUPIED
 2. GALLERIES CHAMBER
 3. UNOCCUPIED
 4. CHAMBER WATCHMEN
 5. L. S. & P.
 6. FIRE TELEGRAPH
 7. BATTERI. RD. M.
 8. STEREO ROOM



LONGITUDINAL SECTION.

Through Staircase Hall

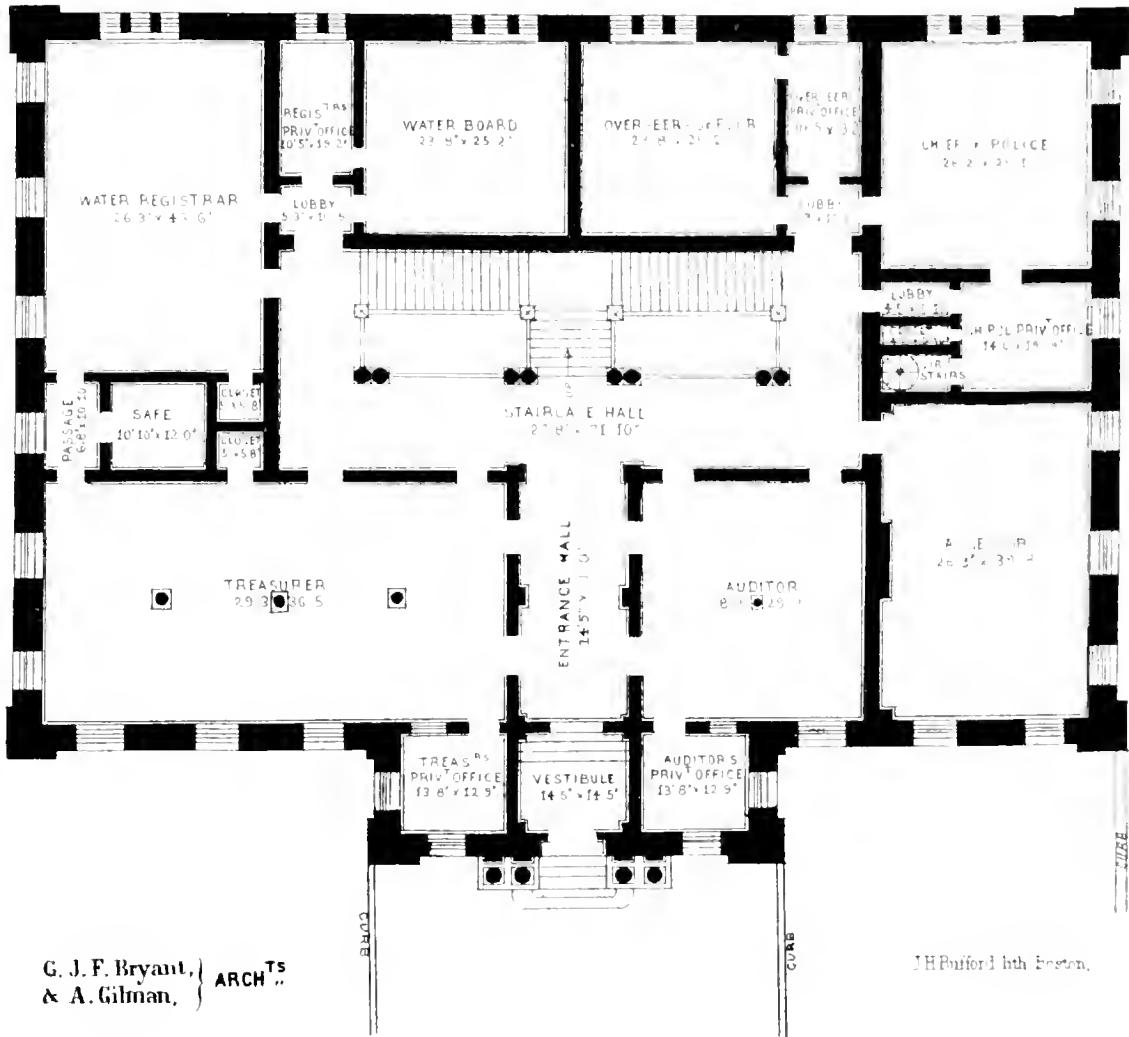
SUB-BASEM ^T	A	PASSAGES	1ST STORY	I	STAIRCASE HALL	J	T RY	L	SUIT OF STREET PR AT
	B	CELLAR		K	ASSASSIN'S	L	T	M	WIDELH FUND AT C
BASEMENT	C	PAUPERS' ROOM	2ND STORY	L	RECDP'D.		U		TA RIA E HALL
	D	LOBBIES		M	STAIRCASE HALL		V		WATER L ET
	E	STAIRCASE HALL		N	LOBB	O	T RY	W	UNCLIPED
	F	CITY PHYSICIAN PRINT		O	MAYOR CLERK		X		LUBBIE
1ST STORY	G	PASSAGE	2D STORY	P	UPPT OF LANT 300 FEET.		Y		TA RIA E HALL
	H	SAFE ROOM		Q	LOBBIE		Z		UNCLIPED
	I	CLOSET		R	TA RIA E HALL				UNCLIPED



G. J. F. Bryant, }
& A. Gilman, } ARCH'TS

J H Bufford, lith Boston,

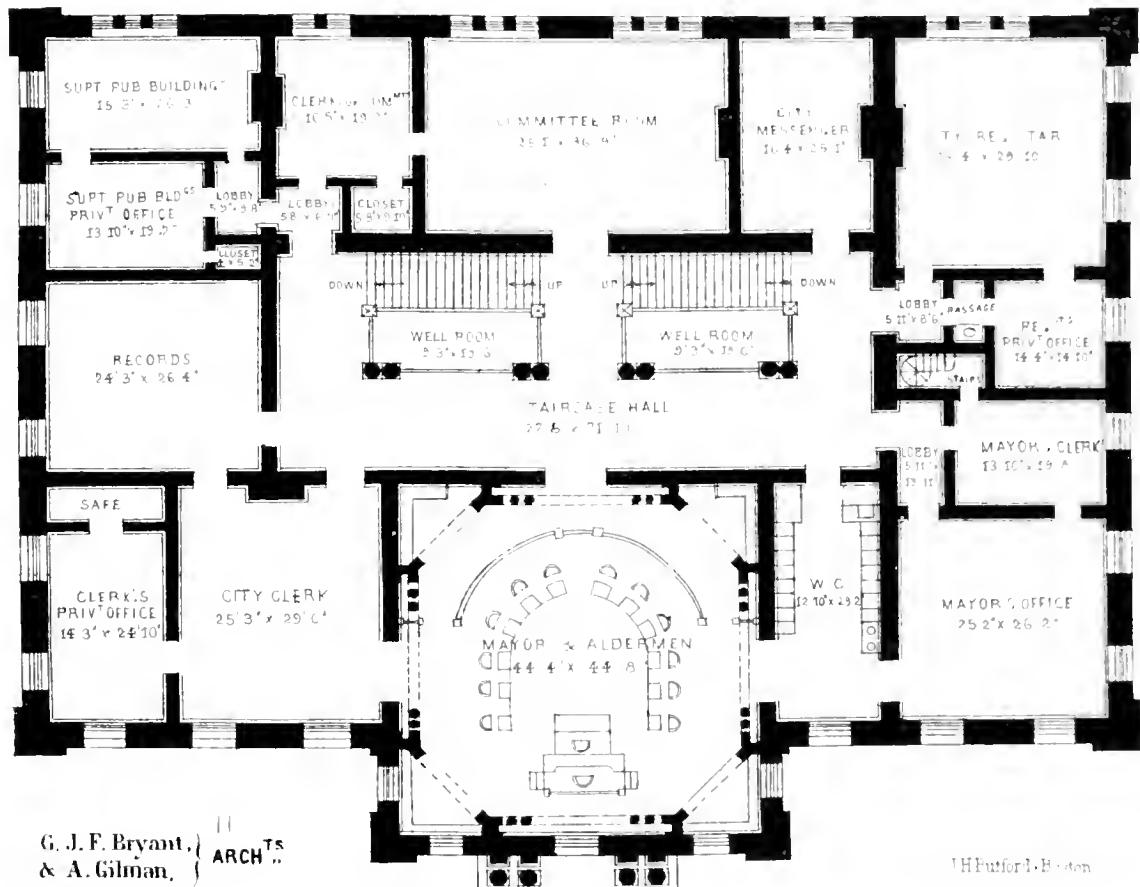
S U B - B A S E M E N T .



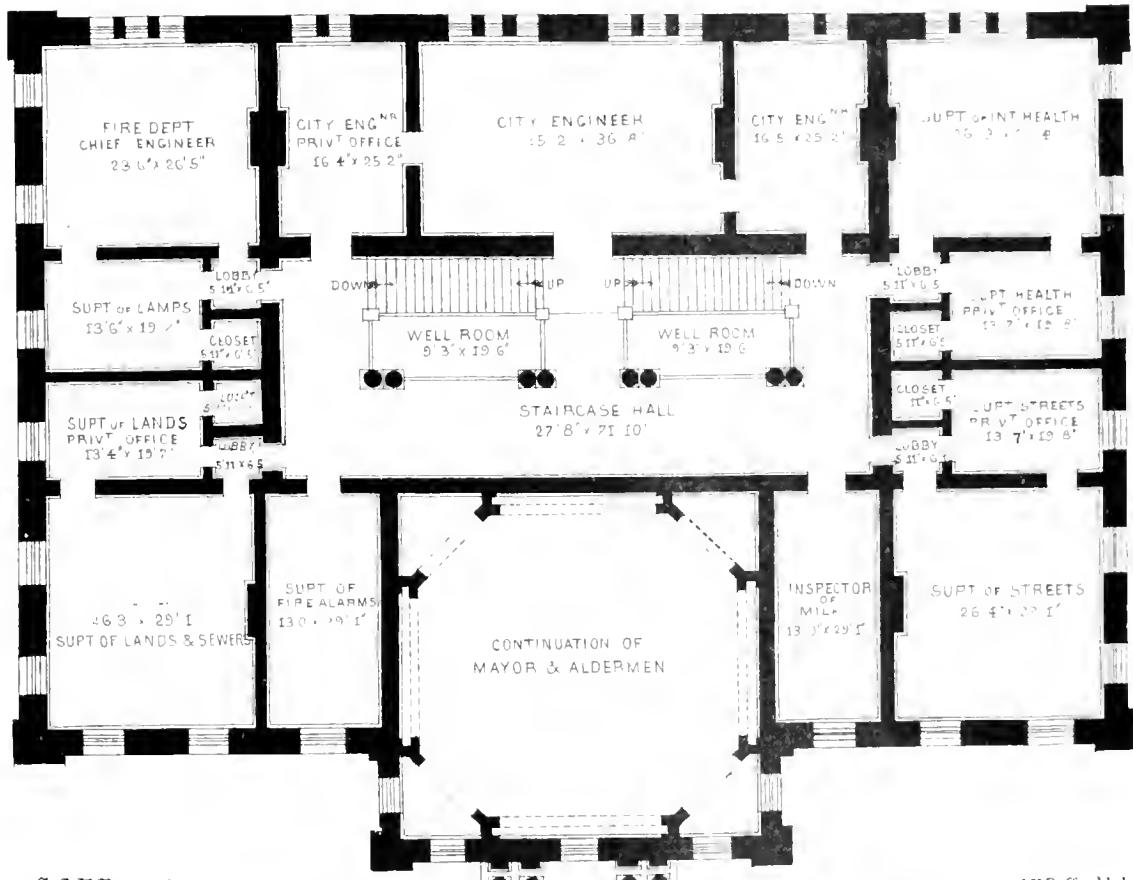
PLAN of FIRST STORY

Scale 24 ft. to 1 Inch.

G. J. F. Bryant, } ARCH^{TS}
& A. Gilman, }



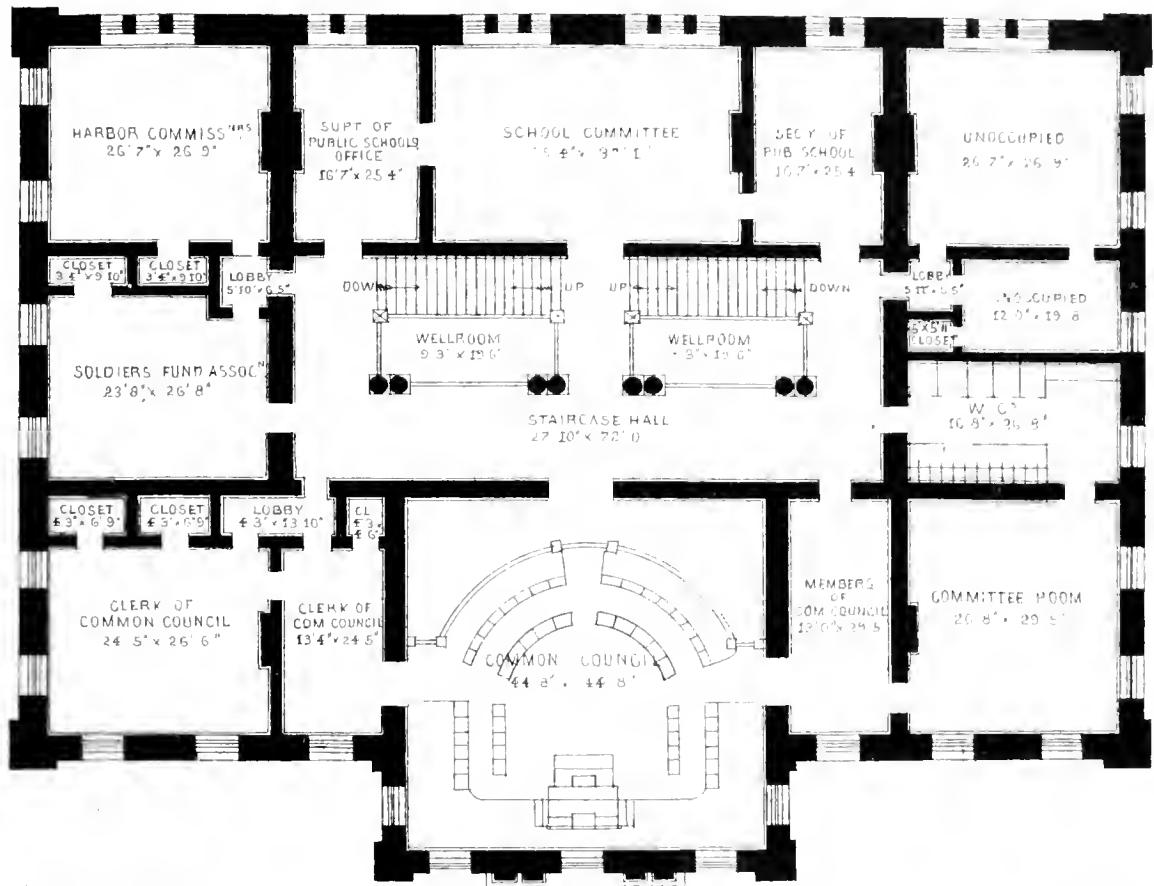
PLAN OF SECOND STORY.



G.J.F. Bryant } ARCH^{TS}
& A. Gilman.

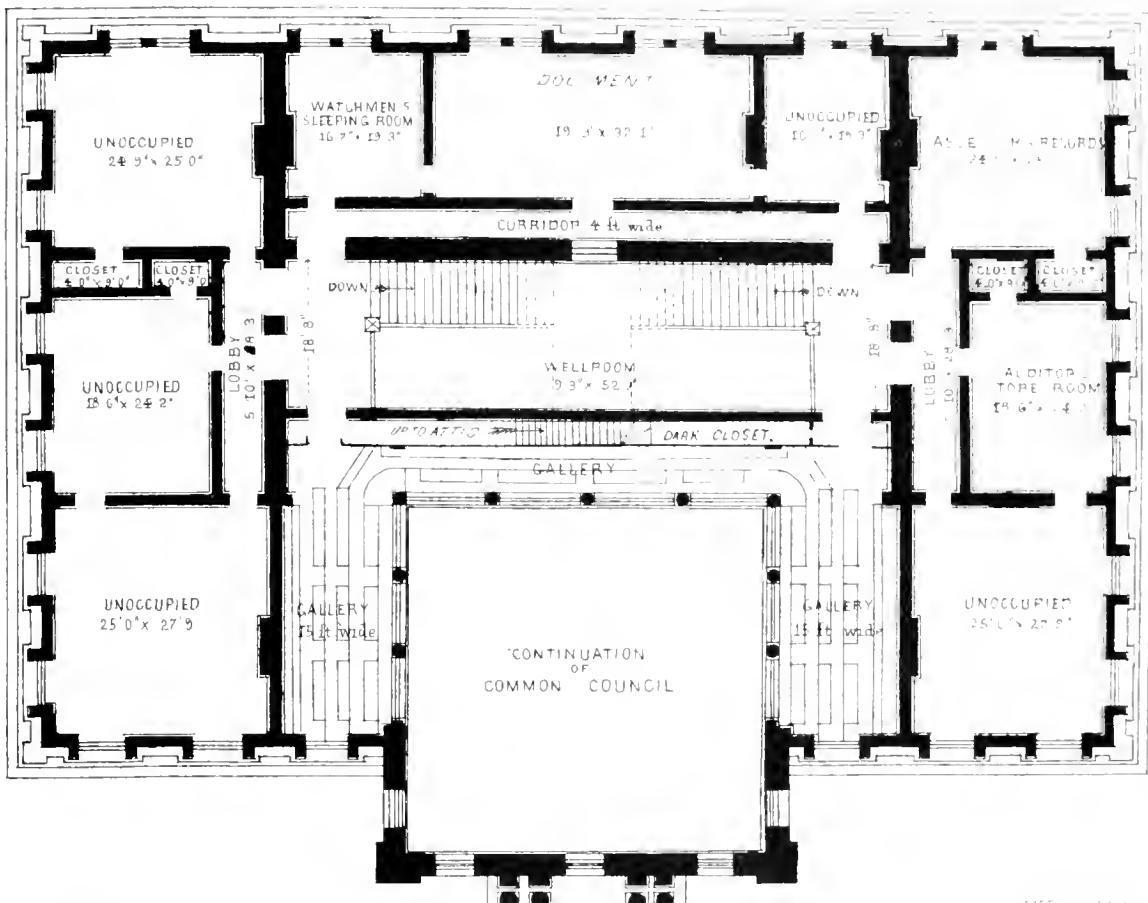
J. H. Bufford lith.

PLAN OF THIRD STORY.



G.J.F. Bryant }
& A. Gilman. } ARCH'T:

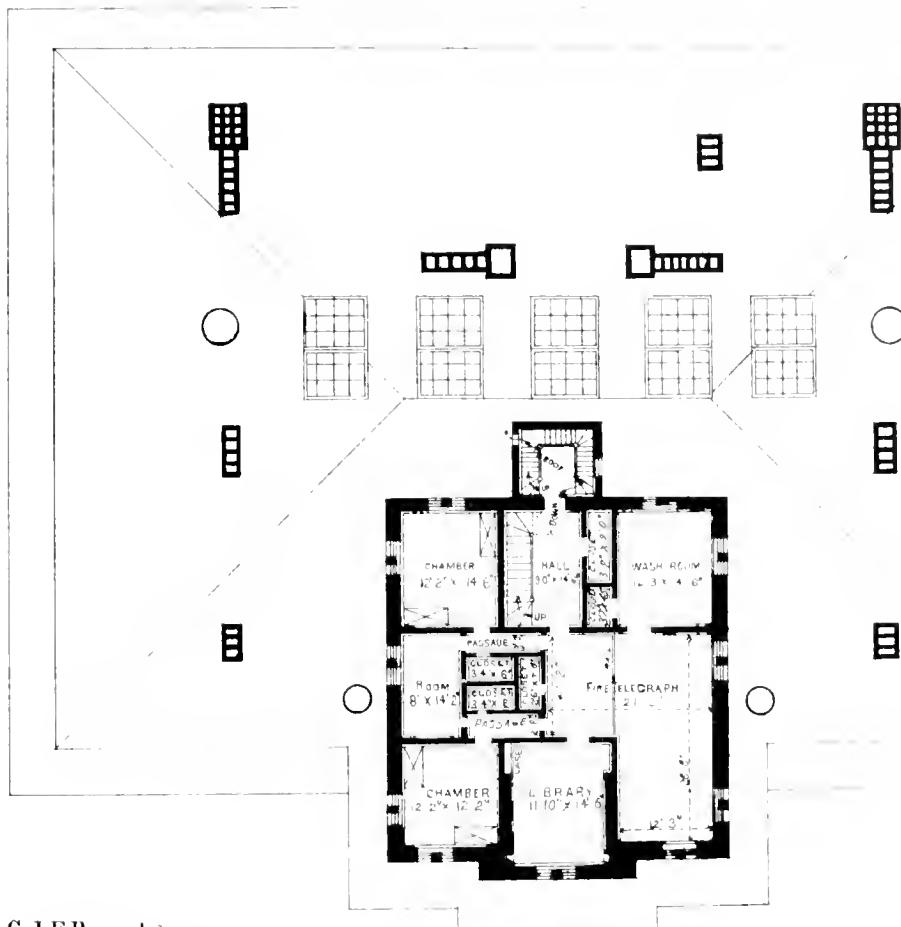
H. Butterfield



G.J.F.Bryant }
& A.Gilman. } ARCH'T.

ANSWER

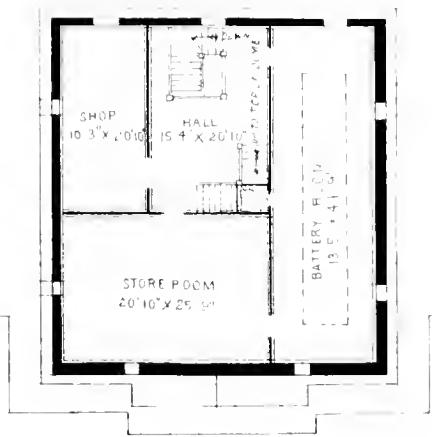
PLAN OF FIFTH STORY



G.J.F.Bryant } ARCHIT.
& A.Gilman.

J.H. Bufford lith.

PLAN F. ATT. S. B. III.
Scale 1/4 in. to 1' in.



PLAN OF DOME
Scale 24ft to 1in

A P P E N D I X.

COPIES OF ORIGINAL PAPERS,
IN THE POSSESSION OF THE
Massachusetts Historical Society,

RELATING TO THE ERECTION OF TOWN HOUSES IN BOSTON
IN 1657 AND 1711.

Power Conferred by the Committee for the Town House — 1657.

Wee whose names are vnder wrighten having full power given vs by the Town of Boston to Agree with workmen, & in their behalfe to Engadge the Town, In the Payment of any sum or sums for the building Erecting & Compleatting of A house for the Town both for the forme & dimensions &c. according as we shall Judge meet, They the 1st Towne having Engadged themselves to own & stand by vs and performe what promises Covenants or Engadgm^{ts} wee should make in order to the accomplishing of the premisses, And to facillitate the 1st worke we the 1st subcribed doe make choyce of M^r Edward Hutchinson & John Hull in o behalfe to Agree & Compound with workmen & Engadge paymt in everie respect for the 1st worke & we doe hereby oblige o^r selves to stand by, own, & performe what the 1st M^r Ed: Hutchinson & Jn Hull

foe deputed shall doe or Engadge themselves in as iff it was the personall act of everie one off vs & heervnto we subscribe or hands, by this binding or selves likewife to own what the f^d prtyes have allridy done in the f^d worke signed this 31 of the 6th month 1657.

<i>Townsmen</i>	THO : MARSHALL
	SAMUEL COBB
<i>Commissioners</i>	WILLIAM PADDY
	JOSH : SCOTTOW
	JER : HOWCHIN.

◆◆◆◆◆

AGREEM^T FOR THE TOWN HOUSE — 1657.

BOSTON August 1. 1657.

Wee whose names are vnder wrighten Being chofen by & in behalfe of the Town of Bolton, to bargain & Contract with some able workemen about A houfe for the Town, we have Bargained & Contracted, & by these presents doe bargain & Covenant with Thomas Joy and Bartholomew Bernad of Bolton ; & the f^d Thomas Joy & Barth Bernad, are heerby bound & doe oblige themselves vnto the f^d Town of Bolton (& in vn[to] In their behalfe) that they will Prepare & Erect, a very substantiall and Comely building In the place Appointed by the f^d Town ; The dimentions of w^{ch} Edifice shall be sixty six foot in Length, and thirty six foot in Breadth from out side to out side, set vpon twenty one Pillers of full ten foot high between Pedestall & Capitall, & well brasid all four waies, placed vpon foundation of stone in the bottome. The wholl Building to Jetty over three foot without the

Pillers everie way: The height of the 1st House to be ten foot betwixt Joyns above the Pillers, and a halfe storie above that, with three gable Endes over it vpon each side: A walke vpon the Top fourteen or 15 foote wide with two Turrets, & turnd Balisters and railles, round about the walke according to A modell or draught Presented to vs, by the 1st Tho: Joy, & Barth: Bernad. The 1st Tho: Joy & Barth: Bernad Likewise, finding all things necessarie and meet for the 1st Building, viz: Timber in in everie respect & of everie sort, substantiall & meet according to Proportion & Art, Plank for the sides & ends three Inch thick,* well groved one into another, and into the timbers allio an Inch and halfe; well plained and smoothed one Both sides, two Inch plank for the lower floor, and full Inch for the vpper floor, Both smoothed, and vpon the walk duble boarded and well groved; the Rooff well boarded & thongled, with gutters sufficiently made.

Bringing all to the Place, Erecting, finishing & Compleating the whole Edifice viz The Frame, foundations, Floores, staires (viz Two pair halfe paced staires & turnd staires vp into the walke) doores, window Cafes & Cafements, mantle peeces, Inclofures Pertitions† &c The wholl Edifice to be Erected, by the thirty daye of the fourth month called June next ensuing the date heeroff: and Covered and thongled within six weekes after that. The Town finding all the Iron worke, as nailes hookes hinges &c. glafs with glasing and Lead for the Gutters mafonrie worke as the chimnies, foundation of the Pillers with stone

* Only we allow of Two Inch plank for the sides & ends above the Plates & beames.

† There is to be both Roomes from the chimnies cloed one both sides and one Crofs partition in one of the Roomes; beside the stair Cafe.

brick & Lime belonging to the same the affor^d Tho: & Barth: all the other worke as affor^d The Town finding help at the raysing.

In confideration of the premises we doe heerby oblige ourfelves (according to order & in behalfe of the f^d Town of Bolton affor^d) To give & Aſſigne over vnto the f^d Tho: Joy & Barthol: Bernad, or to either of them or their aſſignes the three Hund: Pounds w^{ch} is that Part of the Legacy of Cap^t Rob^t Keyne (decealed) deſigned & bequeathed vnto the f^d Town in his Laſt will for ther vſe, and also one hund. Pound more we heerby oblige orfelves to Pay or Caufe to be paied vnto the f^d Thomas & Bartholomew or their Aſſignes In good English goods at priſe Currant, and likewiſe to doe our vttmoſt that one fifty pound of this above mentioned paym^t (viz out of the thre Hun^d) may be made in mony for the more lively eavſing an end of the affor^r f^d worke.

The Time of w^{ch} Payment ſhall be as followeth viz: one Hund. Pound at the Bringing of the Timber to the Place A ſecond Hund: at the rayſing A third Hund: at the Incloſure & Covering A fourth at the finishing and Compleating vnto all theſe premitiſes aboveſ^d we doe heerby Joyntly & teveraſly muſualy & Interchangeably bind orfelves by or hands & ſcales this firſt of Auguſt, 1657.

We doe alſo engadge that the three Hund: pound in the Legacy aboveſ^d ſhall be made good vnto the f^d workmen Thomas & Bartholomew.

Witnesſes heer vnto

JOSEPH NEWGATE
JAMES BROWNE
HENRY POWNING

EDWARD HUTCHINSON [ſeal.]
JOHN HULL. [ſeal.]

RELATING TO YE TOWN HOUSE RENTS. READ
MARCH 10TH 1711-12.

Whereas the Rents referred to the Town of Boston for severall spare Rooms in, under, and Adjoyning to the late Town House beside all rooms made use of there for Publick Occasions, did according to the Rates they were lett, or might have been Lett at amount to Eighty pounds Pr annum.

And the Great and Gen^{ll} Court or Assembly of this Province haveing lately directed, That there be a Houfe built in or neer the place where the Old Town Houfe stood, for Publick meetings on Civill Occasions, For Province County and Town, Viz: For the Meeting of the Gen^{ll} Assembly, The holding of Councills and Courts of Justice and Town Meetings, the Charge thereof to be born the One halfe by the Province, the Other halfe by the Town of Boston and County of Suffolk in Equall proportion, unto which proposal the Inhabitants of Boston have Voted their Concurrence.

And since there is prospect of as great if not greater improvem^{ts} and advantage by such spare room in the f^d new building now to be Erected, it may not be unfeafonable for the Inhabitants of this Town now to make Suitable provision to secure that priviledge and benefitt to them felves and their successors.

And altho other Arguments might be of weight for their being so benefitted, Yet rather then forego and loofe the fame, May it not be adviseable for them to agree upon bearing some Additional Charge in ye f^d building as an Equivalent, That so they may be thereby Effectually Inti-

tuled to the benefit and improvement of all such rooms and spaices in under and adjoyning to the f^d New building which shall be conveniently capable of being incloſed and Improved for diſtinct uſes, and otherwife not needfull to be made uſe of for thoſe afore mentioned Intentions propoſed by the Gen^{ll} Court, and thereby to Leſſen the Charge of the Province, Town and County in their reſpective proportions as aforeſaid. The which additionall Charge, together with the Charge of Incloſeſing and fitting of thops &c. there, may (if the Town fees meet) to very good advantage be defrayd out of that their money w^{ch} is the Effects of Lands ſold and in Equity ought to be fo layd out as to raife and perpetuate an income to the Town.

And in eaſe ſuitable Application be made to the Gen^{ll} Court on the behalfe of this Town relating to the premiſies, under the conſideration of their Exeſtive growing Charge & Expences, & their fo great a loſs by the Late Fire, & that the Late Town-Houſe w^{ch} was buiſt at the Charge of y^e Inhabitants of this Town was for neer fifty years paſt made uſe of for all Publick Occaſions wthout any other Charge to the Public then that for ſome of the Later years they have born part of y^e Charge of y^e Repaires.

And that the Town of Boſton being the true and proper Owners of all that Land on w^{ch} the faid New building is now to be ereſed. It is preuemed that they will readily agree unto fo juſt and reaſonable a propoſal.

Propoſed By Jofeph Prout Read at y^e begining of y^e Town meeting y^e 10th of March 1711-12.

GEN^{LE} COURT DIRECTIONS AB^R BUILDING A TOWN
HOUSE—1711.

1711 Octo. Committee appointed by the Gen^l Court viz
Elisha Hutchinson Samuel Sewall Nathan^l Payn &
Thomas Noyes Elq^{rs} of the Council, Samuel Appleton,
Josiah Chapin, John Clark & James Warren Elq^{rs} Maj^r
Thomas Fitch, Cap^t Simon Davis and Capt^t Samuel Phipps
of the House of Representatives.

The Above Committee Advise that there be a house
built in or near the place where the old Town house stood
for the uses mentioned in the Memorial as convenient as
may be without incomoding the street the Breadth not to
Exceed thirty six feet the Length so as to be Convenient
for the Ends mentioned in the Addresse. That a Com-
mittee be Appointed by this Court to take Care for the
Building as speedily & prudently as may be, The Charge
thereof to be born the one half by the Province the other
halfe by the Town of Boston & County of Suffolk in
Equal proportion.

By ord^r of the Major part of the Committee,

ELISHA HUTCHINSON.

November 10 1711 Read and Accepted And a Com-
mittee Raised and Directed to Advise with his Excellency
and such skilful gent^l as they may think fit to be Consulted
with about the Model of the House.

Copy of the Minutes.

Is^A ADDINGTON S^rzy.

NOTE. That the House is for Publick Meetings, on Civil Occasions; for the Province,
County & Town, vizt for the Meeting of the General Assembly The Holding of Councils,
and Courts of Justice and Town meeting.

COPY OF THE SUBSCRIPTION PAPER
FOR THE
FIRST TOWNHOUSE IN BOSTON,
ERECTED BETWEEN 1657 AND 1659.

Whearas thear is giuen a considerabl sume by Capt Kayne
towards the Bulding of a towne house w^{ch} sume will not ataine
the Bulding w^{ch} he mentioneth in his will, now consideringe the
vsefullnes of such a sttructure we whose names are vnder written,
doe ingag or felues or heyres executors for to giue towards
the abou fd hous and alsoe a condit in the market place the
severall sumes vnder written.*

	£ s
Jo: Endecott	2—10—00
pd Ri Bellingham in Country pay	10—00—00
pd Edward Tyng in Corne	10—00— 0
pd John Euered in goods and	
corne	010—00—00
pd 46s Peter Olliuier in goods and	
provisions	10—00—00
John ^s Barrett: in goods: or	
corne	03—00—00
pd James Olliuier provided there	d. 29 Aug. 1658
be a Cundit withall in goods	
and provisions eqelly . .	12— 0—00
pd	

* This was written between 23 March, 1656, and 29 August, 1658.

Farmer.

Subsequent comparison allows me to say that it was written in 1656.—*F.*

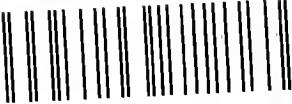
Will Paine in goods and provissons	15 . 00 . 00
pd Richard Parker in goods and provissons	10—00—00 pd
pd Nathaniell Williams in goods	03—00—00 pd
pd Sarah Parker in provissons	05—00—00 pd
pd Henry Powning in goods	02—00—00 pd
pd John Cogan in Corne	{ 05—00—00 pd
. five pounds	
paid Theodore Atkinson will give in hats	005 : 00 : 00 pd
Tho Howkings	02 — 0
paid John Hull In Englysh goods five ^{bs}	05—00—00 pd
pd Thomas Clarke in provissons or goods	04—00—00 pd
pd Robt Turner	5—0 — 0 pd
paid Richard Cooke in provissons	03 10 00 pd
pd Robert Swift	02 . 10 00 pd
paid Samuel Hutchinson in wheat	5 . 00—00 pd
paid Josh Scottow in pvision or goods	5 : 00—00 pd
pd Will ^m Hudson will: pay in bricks lyeme	
pd bords or timber the fome of	10—00—00
Hezekiah Uther: will pay 2 In Englysh	
pd Goods or equivalent, twentye : pounds,	
paid prouido: y ^t y ^e market houfe bee Errected	
in y ^e markett place: & A cunditt.	20—00—00 pd
W ^m Dauis will pay in goods & corne Fif-	
paid teene pounds prouided y ^e market houfe	
bee erected in y ^e markett place & a coun-	
duitt also raised & Finished	15 — —
pd Thomas Buttolph	02—00—00
paid James Penn	05—00—00
paid Jacob Sheafe in provissons & goods	12—00—00
paid Tho: Lake $\frac{1}{2}$ In Englysh goods & $\frac{1}{2}$ In pro-	
vissions	09—00 : 00
pd Isaak Waker in Englysh goods or provissons	03—00—00
paid John Sanderline 3£	03—00—00
pd Robt: Patehall, in planke, or boards	05 : 00 : 00
paid Thomas Matton	1— 0— 0
paid John Williams	0—10— 0
paid Thomas Edfell	00—10— 0

paid Thomas Bligh	00—15 00
paid Richard Gridley	02—00— 0
paid John Button	04—00— 0
Benjamin Negus	
James Eueritt in Flower	01—00—00
Robt Batterly	00—15—00
paid John Coney	00—15—00
paid Samuell Mattocke	00— 7—00
paid Rich ^d Stanes	00—10—00
paid Rowland Story in Lewtenant Cooks hand	01 : 00 : 00
paid Ri Wayte	02—00—00
paid Phillip Whorton	02—00—00
paid Auguften Clement	1— 0— 0
paid Richard Woodde in provision	01— 0— 0
paid John Phillips	03— 0— 0
paid Tho Emons	1— 0— 0
paid Thomas Littell thre dayes worke . . .	00—10— 0
Humphrey Bradthaw thre dayes worke	00—10— 0
Joseph Bonde ten thilings by Samell Lemist	00—10— 0
George Brome a buthel wheate	00—04— 0
paid William Paddy	12— 0— 0
paid Henry Kemble	00—10— 0
paid Thomas Makepeace	01—00 . 0
paid Jofhua Hewes	00—10— 0
Ffrances Smith	00 . 10—00
paid Francis Doufe	00—09— 0
paid John Pierce	84—00 —
paid Simon Eire	1 . 10 . 0
paid Comfort Starr	01—00—00
paid Henry Phillips	05—00—00
paid Henry Shrimpton Corne wood . . .	10—00—00
paid John Lowel	03—00 00
paid George Munioy three pounds . . .	03—00—00
paid Jno. Joyliffe	03 . 00 . 00
paid Amos Richardson	02 : 00 : 00
pd Edmond Grenleff	0—10— 0
pd Edward Porter	1— 0— 0

paid Nicholas Phillips	10	10	0
pd Thomas Harwood	1	00	0
paid Thomas Brattle	5	0	0
paid Thomas Baker in Iron worke	01	00	0
paid John Biggs in Shingle or worke	002	00	00
paid Jo: Marthall in thoes	01	0	0
paid Henry Alline	01	00	00
paid Hugh Drury	01	00	0
paid John Collens	1	0	0
paid Thomas Scotto	1	0	0
paid Nathanell Thorn	0	10	0
paid John Pears	1	0	0
paid William Reade	00	10	00
paid Will. Tay	00	10	00
paid Jo ^o Blacklach	01	00	00
paid John Clough	00	10	00
paid Sam ^{ll} Davie	00	05	00
paid Samuell Cole	02	00	00
paid Christopher Gibson	02	00	00
paid Robert Nanney	02	00	00
paid Henry Bridgham	10	00	00
paid Thomas Waker	12	10	00
paid Nathanell Raynolls	01	00	00
John Hawkinnes tobacco	01	00	00
paid Arthur Maffion	00	10	00
paid Ann Carter 10s	00	10	00
paid James Dauis by Tho: Joy 6s & 4s more	00	10	00
paid Daniel Turill	01	00	00
paid Thomas Fich	00	10	00
paid Edmund Jacklin in glafs or worke if I be in the contry when the house is to be glaffed	01	00	00
paid William Gibson	00	05	00
paid Jeremy Cattline	01	00	00
paid Edmund Jackson by Thomas Fay	01	00	00
Micells Towne in lether	00	5	00
pd William Englith — in thoes	02	00	00
paid Joseph Howe Twenty Shillings	01	—	0

paid Samuel Norden in shoos	00—10— 0
pd 10s Robert Nash in worke	01—10—00
paid Mathew Barnes — paid 1—9—3	1—10— 0
paid Thomas Dewater	01—00— 0
paid William Corfer	00—10— 0
paid Bartholomew Cheever 30 f	01—10— 0
Henery Meffenger — paid	0—10— 0
Will. Colburn in or provision paid	
16s	3 . 00 00
paid Edward Goodwin	0—06—00
pd James Johnson in his Comodityes	02 : 00 : 00
pd 5s John Newgat promife to give five pound &	
in the preveledg of our	10—00—00
Thomas Bumfled of Boston promife	1—00—00
paid Natha : Duncan	2—
paid Peter Duncan	1—10—00
paid John Wifwall	02—10— 0
paid Joseph Wife	2—00—00

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